

**RESOLUTION NO. 20051201-023**

**WHEREAS**, the City Council of the City of Austin has found that public necessity requires the City of Austin to acquire certain real property interests for public purposes as set out below; and

**WHEREAS**, the City of Austin has attempted to purchase those needed real property interests but has been unable to agree with the owner on the fair market value thereof; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

That the City Attorney, or other authorized designee, is hereby authorized and directed to file, or cause to be filed, a suit in eminent domain on behalf of the City of Austin against the owner now having, or who may acquire, an interest in the real property interests needed by the City, described and located below, for the public purposes set out below, and to take whatever other action may be deemed appropriate to economically effect the needed acquisitions.

The City Attorney, or other authorized designee, shall file eminent domain proceedings for:

**Owner:** Bello Vista Homeowner's Association

**Project:** Govalle 5 - Taylor Slough South Project, a portion of the Austin Clean Water Program

**Intended Purpose:** the permanent wastewater line easement described in the attached Exhibit "A" is necessary to install, operate, maintain, repair, replace, and upgrade permanent wastewater lines and appurtenances thereto, in order to increase and improve the City's ability to provide sanitary sewer services to the public, to prevent leakage from wastewater lines, and to comply with a federal mandate; and

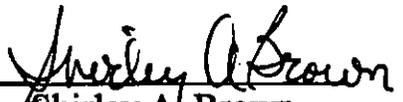
the temporary working space easement described in the attached Exhibit "B" is necessary to install the permanent wastewater lines and appurtenances thereto in the permanent wastewater line easement described in the attached Exhibit "A."

**Location:** West Austin, just south of River Road, being the vacant land between the east side of Scenic Drive and the west side of Reed Park, Austin, Travis County, Texas.

**Property:** Described in the attached and incorporated Exhibits A and B.

**ADOPTED:** December 1, 2005

**ATTEST:**

  
Shirley A. Brown  
City Clerk

Bello Vista  
Homeowner's Association, Inc.  
To  
City of Austin  
(For Wastewater Easement)

**FIELD NOTES FOR PARCEL 5107.02 WE**

**ALL OF THAT CERTAIN 1.008-ACRE (43,913 SQUARE FEET) TRACT OR PARCEL OF LAND OUT OF THE J. GILBERT SURVEY, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; SAID 1.008-ACRE BEING OUT OF LOT 43, BLOCK A, BELLO VISTA, A SUBDIVISION AS RECORDED IN BOOK 76, PAGES 150-151 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO THE BELLO VISTA HOMEOWNER'S ASSOCIATION, INC. BY DEED OF COMMON AREA DATED AUGUST 10, 1979 AS RECORDED IN VOLUME 6664, PAGE 873 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:**

**BEGINNING FOR POINT OF REFERENCE** at a ½" iron rod found on the east right-of-way line of Scenic Drive, at the northwest corner of the above referenced Lot 43, Block A, Bello Vista, said ½" iron rod found also being on the south line of Lot 23A, Tarrytown River Oaks Section 1A, a subdivision as recorded in Book 88, Page 305 of the Plat Records of Travis County, Texas; Thence, with the east right-of-way line of Scenic Drive, S56°57'27"W a distance of 53.78 feet to a ½" bolt found; S34°53'40"E a distance of 14.00 feet to a calculated point; and S55°21'58"W a distance of 114.73 feet to a 60d nail set having Texas State Plane Coordinate (Texas Central Zone, NAD83/93), U.S. Feet, Combined Scale Factor .99993359) values of N=10,084,267.781, E=3,103,553.764, for the northwest corner and **POINT OF BEGINNING** of the herein described tract of land;

**THENCE** crossing said Lot 43, Block A, Bello Vista, the following six (6) courses:

- 1) S65°40'46"E a distance of 195.39 feet to a 60d nail set at an angle point of this tract;
- 2) S81°53'15"E a distance of 78.02 feet to a 60d nail set at an angle point of this tract;
- 3) N62°03'19"E a distance of 122.63 feet to a 60d nail set at an angle point of this tract;

- 4) N67°10'55"E a distance of 118.54 feet to a 60d nail set at an angle point of this tract;
- 5) N31°31'30"E a distance of 32.19 feet to a 60d nail set at an angle point of this tract;
- 6) N77°35'26"E a distance of 3.15 feet to a 60d nail set on the south line of Lot 25, Tarrytown River Oaks, a subdivision as recorded in Book 6, Page 79 of the Plat Records of Travis County, Texas, at an angle point of this tract;

**THENCE**, with the south line of said Lot 25, Tarrytown River Oaks, S59°38'52"E a distance of 25.92 feet to a ½" iron rod with cap set at the most southerly corner of said Lot 25, at an angle point of this tract;

**THENCE**, with the east line of said Lot 25, Tarrytown River Oaks, N03°25'02"E a distance of 18.29 feet to a 60d nail set at an angle point of this tract;

**THENCE** crossing said Lot 43, Block A, Bello Vista, the following three (3) courses:

- 1) N77°35'26"E a distance of 79.96 feet to a 60d nail set at an angle point of this tract;
- 2) S75°44'49"E a distance of 74.61 feet to a 60d nail set at an angle point of this tract;
- 3) N05°42'00"W a distance of 58.55 feet to a 60d nail set on the south line of Lot 27 of said Tarrytown River Oaks, at an angle point of this tract;

**THENCE**, with the south line of said Lot 27, S89°04'03"E, pass at 10.07 feet a ½" iron pipe found, and continuing on for a total distance of 20.13 feet to a 60d nail set at an angle point of this tract;

**THENCE** crossing said Lot 43, Block A, Bello Vista, the following six (6) courses:

- 1) S05°42'00"E a distance of 63.49 feet to a 60d nail set at an angle point of this tract;
- 2) S75°44'49"E a distance of 73.78 feet to a 60d nail set at an angle point of this tract;
- 3) S41°16'28"E a distance of 41.63 feet to a 60d nail set at an angle point of this tract;
- 4) N61°08'08"E a distance of 62.81 feet to a 60d nail set at an angle point of this tract;

- 5) N45°55'57"E a distance of 114.77 feet to a 60d nail set at an angle point of this tract;
- 6) N17°42'48"E a distance of 43.68 feet to a 60d nail set on the south line of Lot 30 of said Tarrytown River Oaks, at an angle point of this tract;

THENCE, with said south line of Lot 30, N73°20'59"E a distance of 12.11 feet to ½" iron rod with cap set on the south common corner of said Lot 30 and Lot 31, of said Tarrytown River Oaks, at an angle point of this tract;

THENCE, with said south line of said Lot 31, S57°36'01"E a distance of 10.34 feet to a 60d nail set at an angle point of this tract;

THENCE crossing said Lot 43, Block A, Bello Vista, the following five (5) courses:

- 1) S17°42'48"W a distance of 52.92 feet to a 60d nail set at an angle point of this tract;
- 2) S45°55'57"W a distance of 122.46 feet to a 60d nail set at an angle point of this tract;
- 3) S61°08'08"W a distance of 49.23 feet to a 60d nail set at an angle point of this tract;
- 4) S74°06'18"E a distance of 210.10 feet to a 60d nail set at an angle point of this tract;
- 5) S80°16'24"E a distance of 125.05 feet to a 60d nail set on the east line of said Lot 43, for the northeast corner of this tract;

THENCE, with the east line of said Lot 43, said line also being the west line of "Edge Park", a subdivision as recorded in Book 7, Page 14 of the Plat Records of Travis County, Texas, S26°37'40"W, pass a ¾" iron pipe in concrete at 17.16 feet and continuing on for a total distance of 20.90 feet to a 60d nail set, for the southeast corner of this tract;

THENCE crossing said Lot 43, Block A, Bello Vista, the following two (2) courses:

- 1) N80°16'24"W a distance of 110.61 feet to a 60d nail set at an angle point of this tract; and
- 2) S16°22'27"W a distance of 19.17 feet to a 60d nail set on the north line of Lot 8, of said Block A, Bello Vista, at an angle point of this tract;

**THENCE**, with the north lines, consecutively, of said Lot 8 and Lot 9, Block A, Bello Vista, N71°34'57"W a distance of 88.59 feet to a 60d nail set at an angle point of this tract;

**THENCE** crossing said Lot 43, Block A, Bello Vista, the following four (4) courses:

- 1) N16°22'27"E a distance of 14.25 feet to a 60d nail set at an angle point of this tract;
- 2) N74°06'18"W a distance of 146.71 feet to a 60d nail set at an angle point of this tract;
- 3) S18°16'12"W pass at 23.62 the north line of a City of Austin 10-foot Sanitary Sewer Easement as recorded in Volume 880, Page 223 of the Deed Records of Travis County, Texas, and continuing on for a total distance of 28.89 feet to a 60d nail set at an angle point of this tract;
- 4) S12°08'47"W pass at 4.82 the south line of said City of Austin 10-foot Sanitary Sewer Easement, and continuing on for a total distance of 98.57 feet to a 60d nail set on the north line of Lot 10 of said Block A, Bello Vista, at an angle point of this tract;

**THENCE**, with said Lot 10, Block A, S61°00'56"W a distance of 13.28 feet to a ½" iron rod with cap set at the north common corner of said Lot 10, Lot 13 and Lot 14 of said Block A, Bello Vista, at an angle point of this tract;

**THENCE**, with the north line of said Lot 14, N30°16'09"W a distance of 14.83 feet to a 60d nail set at an angle point of this tract;

**THENCE** crossing said Lot 43, Block A, Bello Vista, the following six (6) courses:

- 1) N12°08'47"E pass at 95.12 feet the south line of said City of Austin 10-foot Sanitary Sewer Easement, and continuing on for a total distance of 97.43 feet to a 60d nail set at an angle point of this tract;
- 2) N18°16'12"E pass at 7.75 feet the north line of said City of Austin 10-foot Sanitary Sewer Easement and continuing on for a total distance of 33.83 feet to a 60d nail set at an angle point of this tract;
- 3) N41°16'28"W a distance of 37.74 feet to a 60d nail set at an angle point of this tract;
- 4) N75°44'49"W a distance of 81.17 feet to a 60d nail set at an angle point of this tract;

- 5) S14°15'11"W pass at 28.40 feet the north line of said City of Austin 10-foot Sanitary Sewer Easement, and continuing on for a total distance of 39.81 feet to a 60d nail set at an angle point of this tract;
- 6) S01°09'43"E pass at 2.22 feet the south line of said City of Austin 10-foot Sanitary Sewer Easement, and continuing on for a total distance of 64.45 feet to a 60d nail on the north line of Lot 14 of said Block A, Bello Vista, at an angle point of this tract;

**THENCE** with the north line of said Lot 14, N75°12'22"W a distance of 20.80 feet to a 60d nail set at an angle point of this tract, from which a ½" iron rod with cap set at the common north corner of said Lot 14 and Lot 15, Block A, Bello Vista, bears N75°12'22"W a distance of 0.22 feet:

**THENCE** crossing said Lot 43, Block A, Bello Vista, the following nine (9) courses:

- 1) N01°09'43"W a distance of 61.43 feet to a 60d nail set at an angle point of this tract;
- 2) N14°15'11"E pass at 3.47 feet the south line of said City of Austin 10-foot Sanitary Sewer Easement, pass at 13.57 feet the north line of said City of Austin 10-foot Sanitary Sewer Easement, for a total distance of 42.52 feet to a 60d nail set at an angle point of this tract;
- 3) N75°44'49"W a distance of 57.55 feet to a 60d nail set at an angle point of this tract;
- 4) S77°35'26"W pass at 36.19 feet the north line of said City of Austin 10-foot Sanitary Sewer Easement, pass at 61.24 feet the north line of said City of Austin 10-foot Sanitary Sewer Easement, and continuing on for a total distance of 93.88 feet to a 60d nail set at an angle point of this tract;
- 5) S31°31'30"W pass at 13.19 the north line of said City of Austin 10-foot Sanitary Sewer Easement and continuing on for a total distance of 30.11 feet to a 60d nail set at an angle point of this tract;
- 6) S67°10'55"W a distance of 85.65 feet to a 60d nail set at an angle point of this tract;
- 7) S26°54'31"E pass at 4.21 the south line of said City of Austin 10-foot Sanitary Sewer Easement and continuing on for a total distance of 48.76 feet to a 60d nail set at an angle point of this tract;
- 8) S50°20'55"W a distance of 39.37 feet to a 60d nail set at an angle point of this tract;

- 9) S31°35'49"E a distance of 5.85 feet to a 60d nail set on the north line of Lot 16 of said Block A, Bello Vista, for an angle point of this tract;

**THENCE**, with the north line of said Lot 16, Block A, S64°14'28"W a distance of 8.80 feet to a ½" iron rod with cap set on the common corner of said Lot 16 and Lot 31, of said Block A, Bello Vista, for an angle point of this tract;

**THENCE**, with the north line of said Lot 31, Block A, S63°55'08"W a distance of 11.30 feet to a 60d nail set at an angle point of this tract;

**THENCE** crossing said Lot 43, Block A, Bello Vista, the following nine (9) courses:

- 1) N31°35'49"W a distance of 21.23 feet to a 60d nail set at an angle point of this tract;
- 2) N50°20'55"E a distance of 40.76 feet to a 60d nail set at an angle point of this tract;
- 3) N26°54'31"W pass at 29.17 feet the south line of said City of Austin 10-foot Sanitary Sewer Easement and continuing on for a total distance of 34.21 feet to a 60d nail set at an angle point of this tract;
- 4) S67°10'55"W a distance of 18.37 feet to a 60d nail set at an angle point of this tract;
- 5) S62°03'19"W, pass at 14.44 feet an existing City of Austin 10-foot Sanitary Sewer Easement as recorded in Volume 880, Page 221 of the Deed Records of Travis County, Texas, for a total distance of 119.13 feet to a 60d nail set at an angle point of this tract;
- 6) S01°20'19"W pass at a distance of 3.31 feet the south line of said City of Austin 10-foot Sanitary Sewer Easement and continuing on for a total distance of 21.62 feet to a 60d nail set at an angle point of this tract;
- 7) S64°58'20"W a distance of 68.58 feet to a 60d nail set at an angle point of this tract;
- 8) S32°48'09"W a distance of 18.90 feet to a 60d nail set at an angle point of this tract;
- 9) S04°41'38"W a distance of 8.39 feet to a 60d nail set on the north line of Lot 32, of said Block A, Bello Vista, at an angle point of this tract;

**THENCE**, with the north line of said Lot 32, S72°45'16"W a distance of 10.78 feet to a ½" iron rod with cap set at the common north corner of said Lot 32 and Lot 33, of said Block A, Bello Vista, at an angle point of this tract;

**THENCE**, with the north line of said Lot 33, Block A, N83°28'45"W a distance of 10.01 feet to a 60d nail set, at an angle point of this tract;

**THENCE** crossing said Lot 43, Block A, Bello Vista, the following five (5) courses:

- 1) N04°41'38"E a distance of 17.10 feet to a 60d nail set at an angle point of this tract;
- 2) N32°48'09"E a distance of 4.70 feet to a 60d nail set at an angle point of this tract;
- 3) N85°00'10"W a distance of 77.49 feet to a 60d nail set at an angle point of this tract;
- 4) N60°31'37"W a distance of 58.55 feet to a 60d nail set at an angle point of this tract;
- 5) S29°28'23"W a distance of 9.67 feet to a 60d nail set on the north line of Lot 34, of said Block A, Bello Vista, for an angle point of this tract;

**THENCE**, with the north line of said Lot 34, Block A, Bello Vista, N60°03'46"W a distance of 6.02 feet to a ½" iron rod found at the common north line of said Lot 34 and Lot 35, Bello Vista, for an angle point of this tract;

**THENCE**, with the north line of said Lot 35, Block A, Bello Vista, N59°19'42"W a distance of 13.99 feet to a 60d nail set at an angle point of this tract

**THENCE** crossing said Lot 43, Block A, Bello Vista, the following seven (7) courses:

- 1) N29°28'23"E a distance of 29.33 feet to a 60d nail set at an angle point of this tract;
- 2) S60°31'37"E a distance of 74.21 feet to a 60d nail set at an angle point of this tract;
- 3) S85°00'10"E pass at 21.90 feet the south line of said City of Austin 10-foot Sanitary Sewer Easement as recorded in Volume 880, Page 221, pass at 52.05 feet the north line of said City of Austin Sanitary Sewer Easement as recorded in Volume 880, Page 221, pass at 73.76 feet the north line of said City of Austin Sanitary Sewer Easement as recorded in Volume 880, Page 221 for a total distance of 81.18 feet to a 60d nail set at an angle point of this tract;
- 4) N64°58'20"E a distance of 66.12 feet to a 60d nail set at an angle point of this tract;

- 5) N01°20'19"E distance of 6.18 feet to a 60d nail set at an angle point of this tract;
- 6) N81°53'15"W pass at 0.62 feet the north line of said City of Austin Sanitary Sewer Easement and continuing on for a total distance of 75.24 feet to a 60d nail set at an angle point of this tract;
- 7) N65°40'46"W a distance of 210.27 feet to a 60d nail set on the east right-of-way line of Scenic Drive, for the southwest corner of this tract;

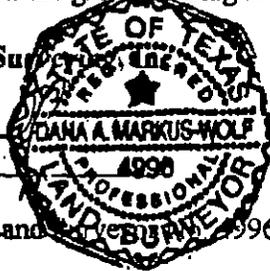
**THENCE** with the east right-of-way line of Scenic Drive, N55°21'58"E a distance of 23.34 feet to the **POINT OF BEGINNING** and containing 1.008-acre (43,913 square feet) of land, more or less.

**I HEREBY CERTIFY** that these field notes were prepared by Landmark Surveying, Inc. from a survey made on the ground during December, 2004 under my supervision.

Prepared by Landmark Surveying, Inc.

*Dana A. Markus-Wolf*

Dana A. Markus-Wolf  
 Registered Professional Land Surveyor  
 January 27, 2005  
 Revised: October 27, 2005



Bearing Basis: NAD 83 State Plane Coordinate System (Grid) Texas Central (4203) Combined Scale Factor 0.99993359 Horizontal and Vertical coordinates for G-25-1002 and H-24-4001 as published by the City of Austin were used as the controlling monuments for this survey.

5107.02 WE\_1.008-ac\_rev.doc  
 Austin Map No. 554, Grid No. G-25  
 TCAD No. 01200703240000

**FIELD NOTES REVIEWED**

By: P. Sam Date: 11-4-05

Austin Clean Water Program  
 Survey Coordinator

**SURVEY OF A PORTION OF LOT 43, BELLO VISTA, BLOCK A,  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

PAGE 9 OF 13



SCALE 1"=40'

POINT OF REFERENCE

TARRYTOWN RIVER OAKS SECTION 1A  
BK. 88, PG. 305  
P.R.T.C.T.

LOT 23A

BELLO VISTA  
BK. 76, PGS. 150-151  
P.R.T.C.T.

LOT 43  
BLOCK "A"

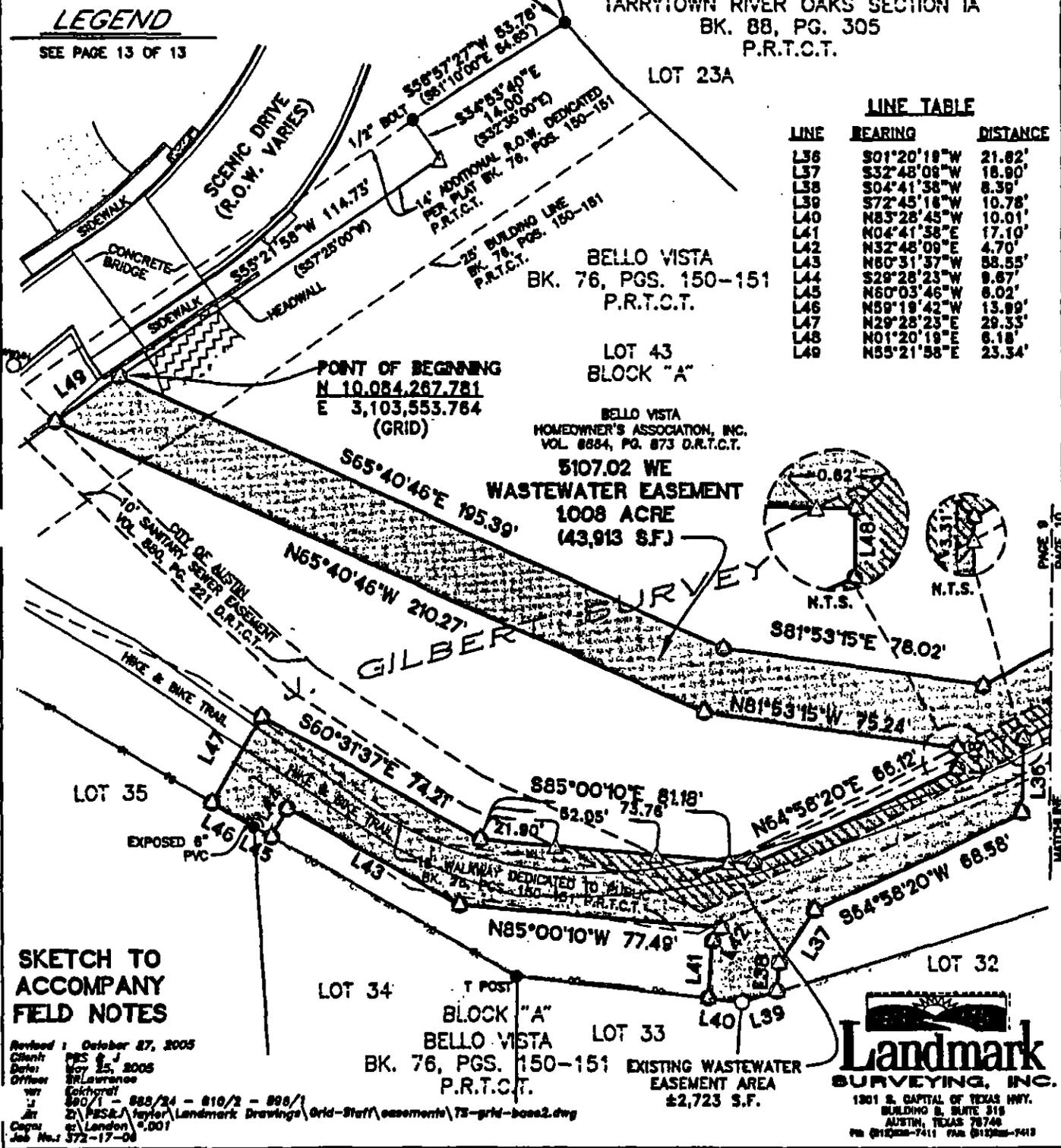
BELLO VISTA  
HOMEOwner'S ASSOCIATION, INC.  
VOL. 8884, PG. 873 O.R.T.C.T.

5107.02 WE  
WASTEWATER EASEMENT  
1008 ACRE  
(43,913 SF)

POINT OF BEGINNING  
N 10,084,267.781  
E 3,103,553.764  
(GRID)

**LINE TABLE**

LINE	BEARING	DISTANCE
L36	S01°20'18"W	21.82'
L37	S32°48'08"W	18.90'
L38	S04°41'38"W	8.39'
L39	S72°45'18"W	10.78'
L40	N83°28'45"W	10.01'
L41	N04°41'38"E	17.10'
L42	N32°48'08"E	4.70'
L43	N60°31'37"W	58.55'
L44	S29°28'23"W	9.67'
L45	N60°03'46"W	8.02'
L46	N59°19'42"W	13.89'
L47	N29°28'23"E	29.33'
L48	N01°20'19"E	6.18'
L49	N55°21'58"E	23.34'



**SKETCH TO  
ACCOMPANY  
FIELD NOTES**

Revised: October 27, 2005  
Client: PCS # 1 2005  
Date: 05/15/2005  
Drafter: RL/Laurence  
W: Kothari  
L: 880/1 - 888/24 - 810/2 - 888/1  
J: 2: PESA/Jaylor/Landmark Drawings/Grd-Staff/easements/75-grd-boss2.dwg  
Cogn: London ©,001  
Job No.: 372-17-00

**Landmark**  
SURVEYING, INC.  
1301 S. CAPITAL OF TEXAS HWY.  
BUILDING B, SUITE 318  
AUSTIN, TEXAS 78746  
PH (512)838-7411 FAX (512)838-7410

**SURVEY OF A PORTION OF LOT 43, BELLO VISTA, BLOCK A,  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

PAGE 10 OF 13



SCALE 1"=40'

**LEGEND**

SEE PAGE 13 OF 13

TARRYTOWN RIVER OAKS  
SECTION 1A  
BK. 88, PG. 305  
P.R.T.C.T.  
LOT 24A

TARRYTOWN RIVER OAKS  
BK. 6, PG. 79  
P.R.T.C.T.  
LOT 25

LINE	BEARING	DISTANCE
L1	N31°31'30"E	32.19'
L2	N77°35'28"E	3.19'
L3	S59°38'52"E	25.82'
L4	N03°25'02"E	18.29'
L26	S31°31'30"W	30.11'
L27	S26°54'31"E	48.76'
L28	S50°20'55"W	39.37'
L29	S31°35'49"E	8.85'
L30	S64°14'28"W	8.80'
L31	S63°55'08"W	11.30'
L32	N31°35'49"W	21.23'
L33	N50°20'55"E	40.76'
L34	N26°54'31"W	34.21'
L35	S67°10'55"W	18.37'

BELLO VISTA  
BK. 76, PGS. 150-151  
P.R.T.C.T.

EXISTING WASTEWATER  
EASEMENT AREA  
±2,701 S.F.

LOT 43  
BLOCK "A"  
BELLO VISTA  
HOMEOWNER'S ASSOCIATION, INC.  
VOL. 8684, PG. 873 D.R.T.C.T.

CITY OF AUSTIN  
10' SANITARY SEWER EASEMENT  
VOL. 880, PG. 223 D.R.T.C.T.

EXISTING WASTEWATER  
EASEMENT AREA  
±54 S.F.

N62°03'19"E 122.63'  
N67°10'55"E 118.54'  
S62°03'19"W 119.13'  
15' WALKWAY DEDICATED TO  
PUBLIC BK. 76, PGS. 150-151  
P.R.T.C.T.

5107.02 WE  
WASTEWATER EASEMENT  
1008 ACRE  
(43,913 SF)

LOT 31

15' P.U.E.  
BK. 76, PGS.  
150-151 P.R.T.C.T.  
LOT 16

BLOCK "A"  
BELLO VISTA  
BK. 76, PGS. 150-151  
P.R.T.C.T.

25' BUILDING LINE  
BK. 76, PGS. 150-151  
P.R.T.C.T.  
10' D.E.  
BK. 76, PGS. 150-151  
P.R.T.C.T.  
LOT 15

SKETCH TO  
ACCOMPANY  
FIELD NOTES

**Landmark**  
SURVEYING, INC.

1301 S. CAPITAL OF TEXAS HWY.  
BUILDING 5, SUITE 316  
AUSTIN, TEXAS 78746  
PH (512) 448-7411 FAX (512) 448-7413

Revised: October 27, 2008  
Client: CWS  
Date: May 20, 2008  
Surveyor: SLL  
Officer: [redacted]  
Li: 800/1-888/24-810/2-888/1  
A/C: Z:\PSSA\taylor\Landmark Drawings\Grid-Start\Easements\75-grid-base2.dwg  
Cogn: [redacted]  
Job No.: 372-17-08

**SURVEY OF A PORTION OF LOT 43, BELLO VISTA, BLOCK A,  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

**LEGEND**

SEE PAGE 13 OF 13

**LINE TABLE**

LINE	BEARING	DISTANCE
L5	N05°42'00"W	88.85'
L6	S89°04'03"E	20.13'
L7	S41°18'28"E	41.83'
L12	S61°08'08"W	49.23'
L16	S16°18'12"W	28.89'
L17	S61°00'56"W	13.28'
L18	N30°18'09"W	14.83'
L19	N18°18'12"E	33.83'
L20	N41°18'28"W	37.74'
L21	S14°15'11"W	38.81'
L22	N75°12'22"W	20.80'
L23	N01°09'43"W	61.43'
L24	N14°15'11"E	42.52'
L25	N75°44'49"W	57.55'

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TARRYTOWN RIVER OAKS BK. 6, PG. 79

P.R.T.C.T.

LOT 28

SCALE 1"=40'

LOT 26

LOT 27

6' P.U.E.  
BK. 8, PG. 79 P.R.T.C.T.

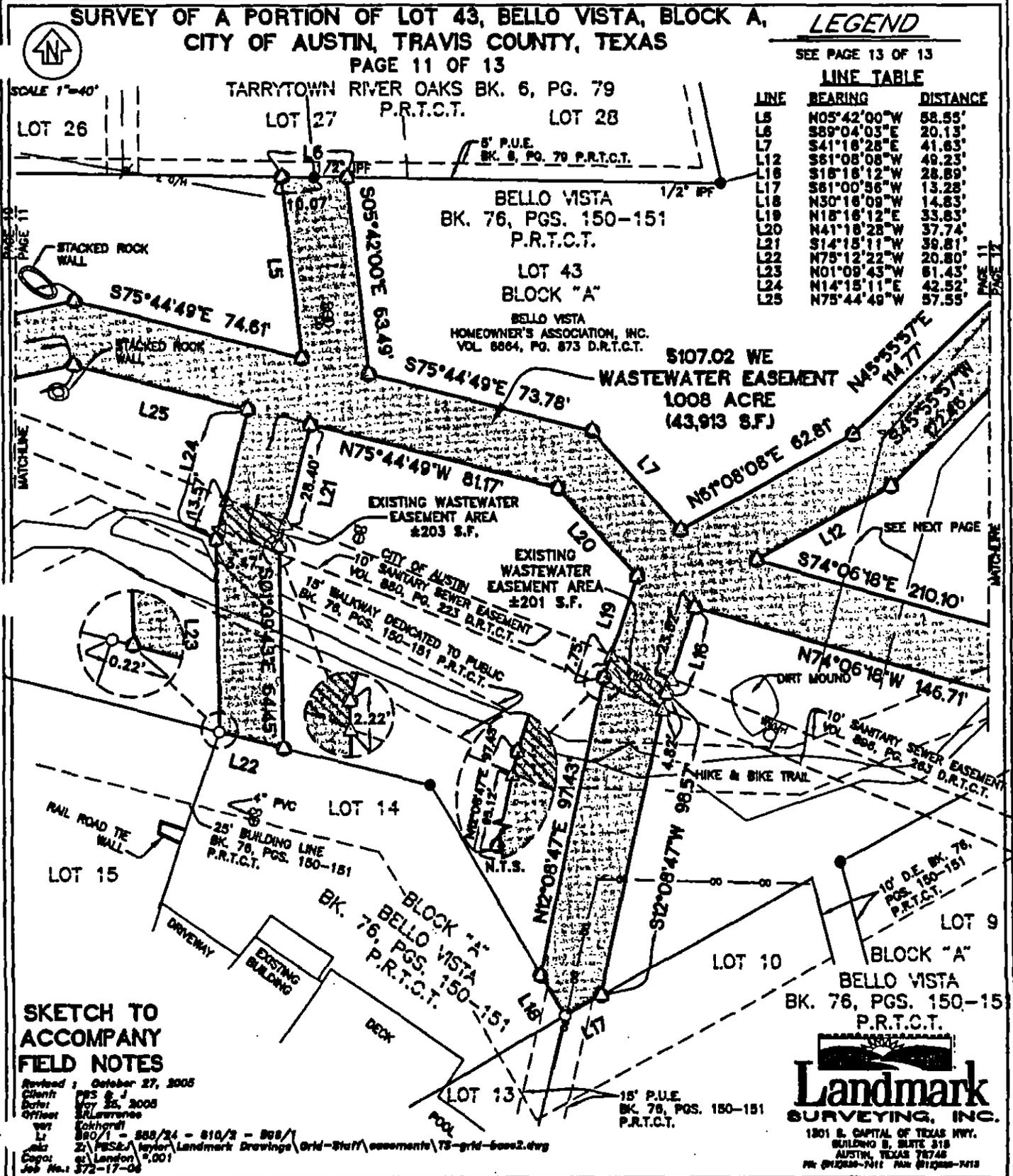
BELLO VISTA  
BK. 76, PGS. 150-151  
P.R.T.C.T.

LOT 43

BLOCK "A"

BELLO VISTA  
HOMEOWNER'S ASSOCIATION, INC.  
VOL. 8864, PG. 873 D.R.T.C.T.

5107.02 WE  
WASTEWATER EASEMENT  
1008 ACRE  
(43,913 S.F.)



**SKETCH TO  
ACCOMPANY  
FIELD NOTES**

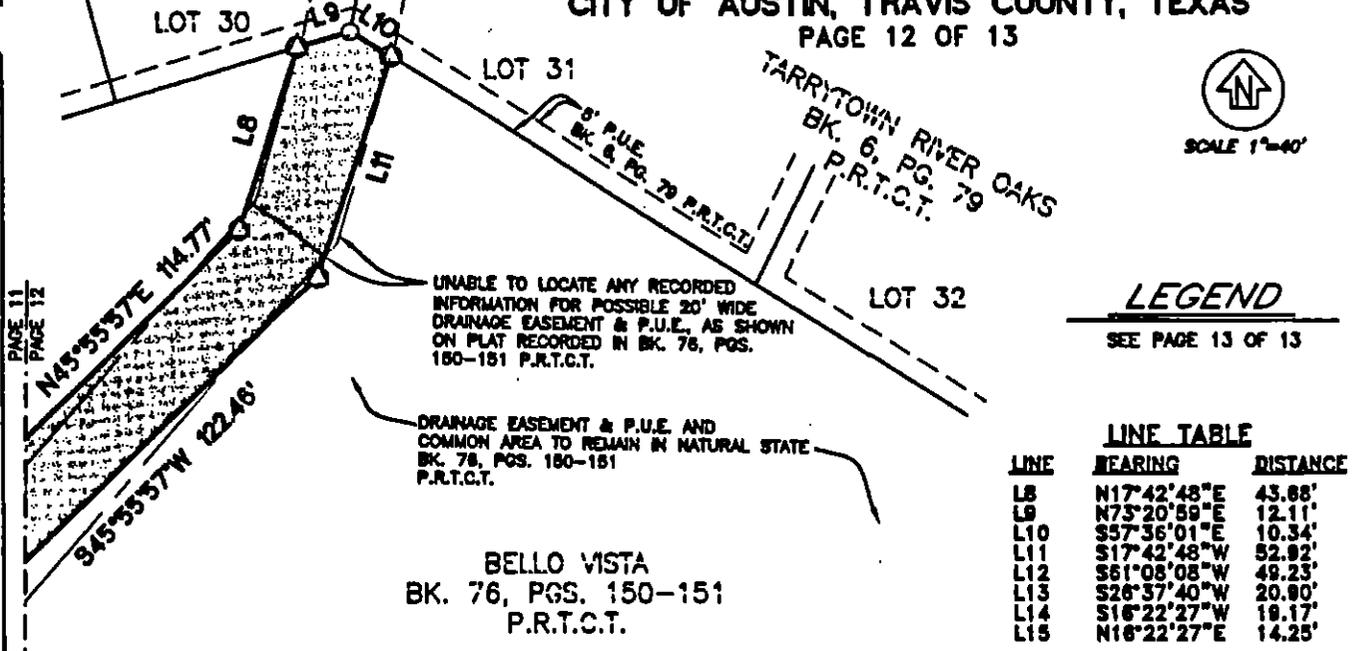
Revised: October 27, 2008  
 Client: PPS & J  
 Date: May 26, 2008  
 Officer: J. Lawrence  
 Job: 88071 - 888/24 - 810/3 - 898/1  
 City: 2\NCSA\Taylor\Landmark Drawings\Grid-Staff\essments\75-grid-8882.dwg  
 Copy: 3\London\2,001  
 Job No.: 372-17-08

**Landmark**  
**SURVEYING, INC.**  
 1201 S. CAPITAL OF TEXAS HWY.  
 BUILDING B, SUITE 318  
 AUSTIN, TEXAS 78746  
 PH: (512) 838-7411 FAX: (512) 838-7412

20' DRAINAGE AND UTILITY EASEMENT  
BK. 6, PG. 79 P.R.T.C.T.

**SURVEY OF A PORTION OF LOT 43, BELLO VISTA, BLOCK A,  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

PAGE 12 OF 13



**LEGEND**  
SEE PAGE 13 OF 13

**LINE TABLE**

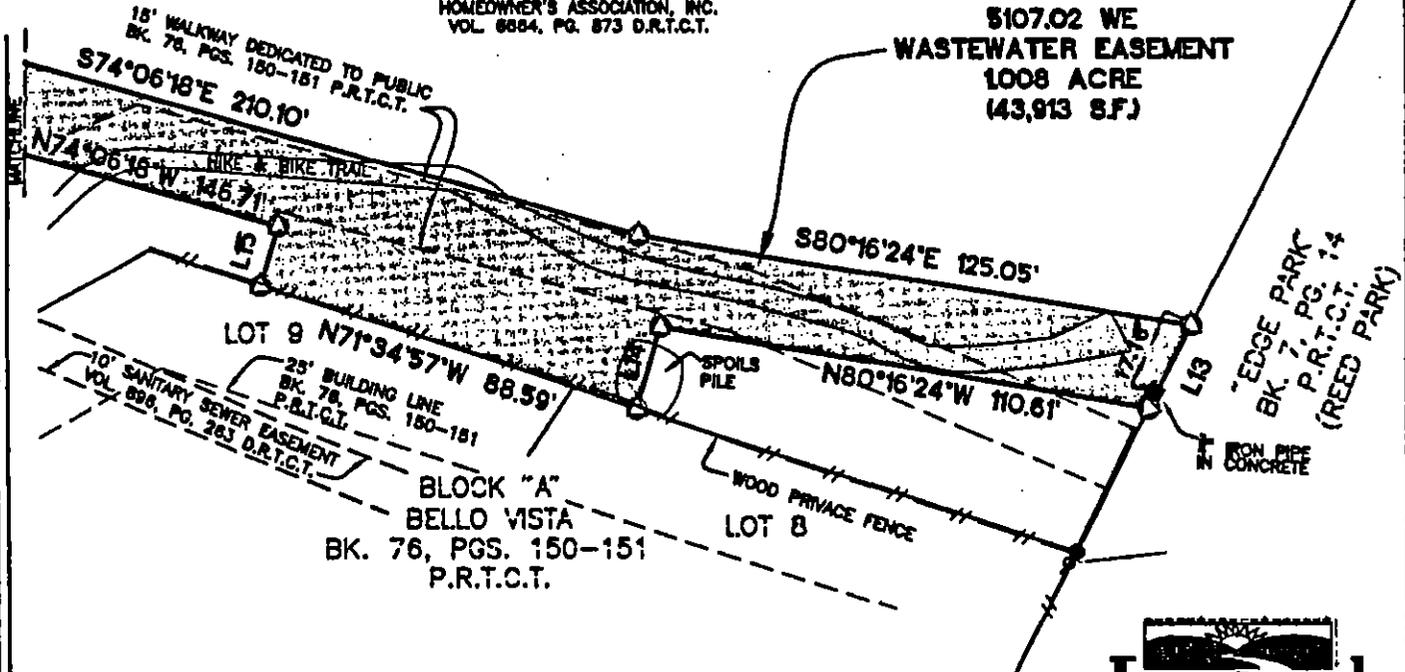
LINE	BEARING	DISTANCE
L8	N17°42'48"E	43.88'
L9	N73°20'59"E	12.11'
L10	S57°36'01"E	10.34'
L11	S17°42'48"W	52.82'
L12	S61°08'08"W	49.23'
L13	S26°37'40"W	20.90'
L14	S16°22'27"W	19.17'
L15	N16°22'27"E	14.25'

BELLO VISTA  
BK. 76, PGS. 150-151  
P.R.T.C.T.

LOT 43  
BLOCK "A"

BELLO VISTA  
HOMEOWNER'S ASSOCIATION, INC.  
VOL. 8884, PG. 873 D.R.T.C.T.

5107.02 WE  
WASTEWATER EASEMENT  
1008 ACRE  
(43,913 S.F.)



BLOCK "A"  
BELLO VISTA  
BK. 76, PGS. 150-151  
P.R.T.C.T.

SKETCH TO  
ACCOMPANY  
FIELD NOTES

**Landmark**  
SURVEYING, INC.  
1301 S. CAPITAL OF TEXAS HWY.  
BUILDING B, SUITE 318  
AUSTIN, TEXAS 78746  
PH (512)228-7411 FAX (512)228-7412

Client: PCS & J  
Date: May 25, 2006  
Office: BRLawrence  
Drawn: [unclear]  
L: [unclear]  
C: [unclear]  
Copper: [unclear]  
Job No.: 572-17-08

880/1 - 888/24 - 810/2 - 888/1  
2: [unclear] \Landmark Drawings\Grid-Staff\assessments\15-grid-8882.dwg  
[unclear] \London\1001



SCALE 1"=40'

# SURVEY OF A PORTION OF LOT 43, BELLO VISTA, BLOCK A, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PAGE 13 OF 13  
PARCEL 5107.02 WE

## LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD WITH CAP SET
- ⊙ 1/2" IRON PIPE FOUND
- △ CALCULATED POINT
- ▲ 800 NAIL SET
- WWMH ○ WASTEWATER MANHOLE
- ( ) RECORD INFORMATION
- ⚡ BREAK IN SCALE
- BK. BOOK
- PG. PAGE
- VOL. VOLUME
- P.R.T.C.T. Plat Records  
Travis County, Texas
- D.R.T.C.T. Deed Records  
Travis County, Texas
- R.P.R.T.C.T. Real Property Records  
Travis County, Texas
- R.O.W. RIGHT-OF-WAY

## COMMITMENT NOTE:

All easements of which I have knowledge and those recorded easements furnished by Chicago Title Insurance Company according to Commitment No. 0413294, effective November 23, 2004 are shown hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

## RESTRICTIVE COVENANTS AND EASEMENTS:

1. Restrictive covenants as recorded in Book 76, Pages 150-151 of the Plat Records of Travis County, Texas and in Volume 6061, Page 427 of the Deed Records of Travis County, Texas DO AFFECT the subject easement.
2. A Possible drainage and public utility easement as shown on plat recorded in Book 76, Pages 150-151 of the Plat Records of Travis County, Texas MAY AFFECT the subject easement as shown on the attached sketch.
3. A variable width drainage and public utility easement as recorded in Book 76, Pages 150-151 of the Plat Records of Travis County, Texas DOES AFFECT the subject easement as shown on the attached sketch.
4. A ten (10') foot wide sanitary sewer easement along the property lines as recorded in Volume 896, Page 263 of the Deed Records of Travis County, Texas DOES NOT AFFECT the subject easement as shown on the attached sketch.
5. A ten (10') foot wide sanitary sewer easement as recorded in Volume 880, Page 221 of the Deed Records of Travis County, Texas DOES AFFECT the subject easement as shown on the attached sketch.
6. A ten (10') foot wide sanitary sewer easement as recorded in Volume 880, Page 223 of the Deed Records of Travis County, Texas DOES AFFECT the subject easement as shown on the attached sketch.

## BEARING BASIS NOTE:

NAD 83 COORDINATE SYSTEM (GRID)  
TEXAS CENTRAL (4203)  
COMBINED SCALE  
FACTOR 0.99993359  
HORIZONTAL COORDINATES FOR  
G-25-1002 AND H-24-4001 AS  
PUBLISHED BY THE CITY OF AUSTIN,  
WERE USED AS THE CONTROLLING  
MONUMENTS FOR THIS SURVEY.

AS SURVEYED BY  
LANDMARK SURVEYING,

*Dana A. Markus-Wolf*

Dana A. Markus-Wolf  
Registered Professional Surveyor  
DATE: May 25, 2005  
REVISED: October 27, 2005



THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL  
SIGNATURE AND SEAL OF THE ABOVE SURVEYOR.

Revised: October 27, 2005  
Client: P&S & J  
Date: May 25, 2005  
Office: SR Lawrence  
W: Kothardt  
J: 850/1 - 888/24 - 810/2 - 888/1  
Z: P&S & J \ Taylor \ Landmark Drawings \ Grid-Staff \ easements \ 75-grid-base2.dwg  
Cognos: q \ London \ 001  
Job No.: 372-17-08

fifteen (15') foot walkway easement granted to the public as recorded in Book 76, Pages 150-151 of the Deed Records of Travis County, Texas DOES AFFECT the subject easement as shown on the attached sketch.

NOTE: Improvements on adjoining tracts do not affect this easement and may not be shown.

SKETCH TO ACCOMPANY FIELD NOTES



Bello Vista Homeowner's  
Association, Inc.  
to  
City of Austin  
(For Temporary Working  
Space Easement)

**FIELD NOTES FOR PARCEL 5107.02 TWSE**

**ALL OF THAT CERTAIN 1.991-ACRE (86,736 SQUARE FEET) TRACT OR PARCEL OF LAND OUT OF THE J. GILBERT SURVEY, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; SAID 1.991-ACRE BEING COMPRISED OF TEN (10) PARCELS OF LAND (PARTS 1-10) OUT OF LOT 43, BLOCK A, BELLO VISTA, A SUBDIVISION AS RECORDED IN BOOK 76, PAGES 150-151 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO THE BELLO VISTA HOMEOWNER'S ASSOCIATION, INC. BY DEED OF COMMON AREA DATED AUGUST 10, 1979 AS RECORDED IN VOLUME 6664, PAGE 873 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:**

*Part 1*

**BEGINNING FOR POINT OF REFERENCE** at a ½" iron rod found on the east right-of-way line of Scenic Drive (Right-of-Way varies), at the northwest corner of the above referenced Lot 43, Block A, Bello Vista, said ½" iron rod found also being on the south line of Lot 23A, Tarrytown River Oaks Section 1A, a subdivision, as recorded in Book 88, Page 305 of the Plat Records of Travis County, Texas; Thence, with the east right-of-way line of Scenic Drive, S56°57'27"W a distance of 53.78 feet to a ½" threaded bolt found; S34°53'40"E a distance of 14.00 feet to a calculated point, and S55°21'58"W a distance of 138.07 feet to a 60d nail set having Texas State Plane Coordinate (Texas Central Zone, NAD83/93), U.S. Feet, Combined Scale Factor 0.99993359) values of N=10,084,254.515, E=3,103,534.558, for the northeast corner and **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, crossing said Lot 43 the following seven (7) courses:

- 1) S65°40'46"E a distance of 210.27 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;

- 2) S81°53'15"E a distance of 75.24 feet to a 60d nail set at an angle point of a proposed wastewater easement, for the northeast corner of this tract;
- 3) S01°20'19"W a distance of 6.18 feet to a 60d nail set at an angle point of a proposed wastewater easement, for the southeast corner of this tract;
- 4) S64°58'20"W a distance of 66.12 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 5) N85°00'10"W a distance of 81.18 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 6) N60°31'37"W a distance of 74.21 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 7) S29°28'23"W a distance of 29.33 feet to a 60d nail set at an angle point of a proposed wastewater easement, on the north line of Lot 35 of said Block A, Bella Vista, for an angle point of this tract;

**THENCE**, with the north line of said Lot 35 and its extension thereof, N59°19'42"W pass at 91.12 a ½" iron rod found at the northwest corner of said Lot 35, and continuing on for a total distance of 131.48 feet to a calculated point on the east right-of-way line of Scenic Drive, for the southwest corner of this tract;

**THENCE**, with the east right-of-way line of Scenic Drive, N55°21'58"E a distance of 81.37 feet to the **POINT OF BEGINNING**, and containing 0.414-acre (18,019 square feet) of land, more or less.

## **Part 2**

**BEGINNING FOR POINT OF REFERENCE** at a ½" iron rod found at the northeast corner of Lot 31 of said Block A, Bello Vista, and the northwest corner of Lot 16, of said Block A, Bello Vista, said ½" iron rod found also being an angle point in said Lot 43; Thence, with the north line of said Lot 31, also being the south line of said Lot 43, S63°55'08"W a distance of 11.30 feet to a 60d nail set having Texas State Plane Coordinate (Texas Central Zone, NAD83/93), U.S. Feet, Combined Scale Factor 0.99993359) values of N=10,084,148.208, E=3,103,938.095, for the southeast corner and **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, with the north line of said Lot 31, also being the south line of said Lot 43, the following two (2) courses:

- 1) S63°55'08"W a distance of 22.55 feet to a ½" iron rod found at an angle point of this tract;

- 2) S72°31'30"W a distance of 73.85 feet to a 1/2" iron rod found at the northwest corner of Lot 31, for an angle point of this tract;

**THENCE**, S72°45'15"W a distance of 104.99 feet to a 60d nail set on the north line of Lot 32, of said Block A, Bello Vista, for the southwest corner of the this tract;

**THENCE**, crossing said Lot 43 the following nine (9) courses:

- 1) N04°41'38"E a distance of 8.39 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 2) N32°48'09"E a distance of 18.90 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 3) N64°58'20"E a distance of 68.58 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 4) N01°20'19"E a distance of 21.62 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 5) N62°03'19"E a distance of 119.13 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 6) N67°10'55"E a distance of 18.37 feet to a 60d nail set at an angle point of a proposed wastewater easement, for the northeast corner of this tract;
- 7) S26°54'31"E a distance of 34.21 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 8) S50°20'55"W a distance of 40.76 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 9) S31°35'49"E a distance of 21.23 feet to a 60d nail set at an angle point of a proposed wastewater easement, on the north line of said Lot 31, for the **POINT OF BEGINNING**, and containing 0.223-acre (9,729 square feet) of land, more or less.

### **Part 3**

**BEGINNING FOR POINT OF REFERENCE** at a 1/2" iron rod found at the common north corner of said Lot 31 and said Lot 16, said 1/2" iron rod found also being an angle point in said Lot 43; Thence, with the north line of said Lot 16, also being the south line of said Lot 43, N64°14'28"E a distance of 8.80 feet to a 60d nail set having Texas State Plane Coordinate (Texas Central Zone, NAD83/93), U.S. Feet, Combined Scale Factor 0.99993359) values of N=10,084,156.999 E=3,103,956.167, for the

southwest corner and **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, crossing said Lot 43 the following nine (9) courses:

- 1) N31°35'49"W a distance of 5.85 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 2) N50°20'55"E a distance of 39.37 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 3) N26°54'31"W a distance of 48.76 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 4) N67°10'55"E a distance of 85.65 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 5) N31°31'30"E a distance of 30.11 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 6) N77°35'26"E a distance of 93.88 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 7) S75°44'49"E a distance of 57.55 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 8) S14°15'11"W a distance of 42.52 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 9) S01°09'43"E a distance of 61.43 feet to a 60d nail set on the north line of Lot 15 of said Block A, Bello Vista, for the southeast corner of this tract;

**THENCE** with said south line of Lot 43, said line also being the north line of said Lot 15, the following two (2) courses:

- 1) N75°12'22"W a distance of 70.35 feet to a ½" iron rod found at an angle point of this tract; and
- 2) S77°39'59"W a distance of 90.21 feet to a ½" iron rod found at the common north corner of said Lot 15 and Lot 16, at an angle point of this tract;

**THENCE**, with said south line of Lot 43, said line also being the north line of said Lot 16, the following three (3) courses;

- 1) S75°36'26"W a distance of 11.64 feet to a ½" iron rod found at an angle point of this tract;

- 2) S71°58'18"W a distance of 16.51 feet to a ½" iron rod found at an angle point of this tract; and
- 3) S64°14'28"W a distance of 61.09 feet to the POINT OF BEGINNING, and containing 0.457-acre (19,922 square feet) of land, more or less.

**Part 4**

**BEGINNING FOR POINT OF REFERENCE** at a ½" iron rod found on the south line of said Lot 43, at the common north corner of said Lot 15 and said Lot 16; Thence, with the south line of said Lot 43, said line also being the north line of said Lot 15, N77°39'59"E a distance of 90.21 feet to a ½" iron rod found, S75°12'22"E a distance of 70.13 feet to a ½" iron rod with cap set at an angle point of a proposed wastewater easement, for the common north corner of Lots 14 and 15, said Block A, Bello Vista; S75°12'22"E a distance of 21.02 feet to a 60d nail set having Texas State Plane Coordinate (Texas Central Zone, NAD83/93), U.S. Feet, Combined Scale Factor 0.99993359) values of N=10,084,187.540, E=3,104,214.390, on the north line of said Lot 14, Block A, Bello Vista, for the southwest corner and POINT OF BEGINNING of the herein described tract of land;

**THENCE**, crossing said Lot 43 the following six (6) courses:

- 1) N01°09'43"W a distance of 64.45 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 2) N14°15'11"E a distance of 39.81 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 3) S75°44'49"E a distance of 81.17 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 4) S41°16'28"E a distance of 37.75 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 5) S18°16'12"W a distance of 33.83 feet to a 60d nail set at an angle point of a proposed wastewater easement calculated point, for an angle point of this tract;
- 6) S12°08'47"W a distance of 97.50 feet to a 60d nail set at an angle point of a proposed wastewater easement, said 60d nail set also being on the north line of said Lot 14, of Block A, Bello Vista, for the southeast corner of this tract;

**THENCE**, with the south line of said Lot 43, said line also being the north line of said Lot 14, the following two (2) courses:

- 1) N30°14'00"W a distance of 70.31 feet to a ½" iron rod found at an angle point; and
- 2) N75°12'22"W a distance of 47.11 feet to the **POINT OF BEGINNING**, and containing 0.268-acre (11,692 square feet) of land, more or less.

**Part 5**

**BEGINNING FOR POINT OF REFERENCE** at a ½" iron rod found on the west line of "Edge Park", a subdivision as recorded in Book 7, Page 14 of the Plat Records of Travis County, Texas; said 1/2" iron rod found also being the southeast corner of said Lot 43 and the northeast corner of Lot 8 of said Block A, Bello Vista; Thence, with the south line of said Lot 43, N71°34'57"W a distance of 192.07 feet to a 60d nail set having Texas State Plane Coordinate (Texas Central Zone, NAD83/93), U.S. Feet, Combined Scale Factor 0.99993359) values of N=10,084,178.401, E=3,104,481.296 on the north line of Lot 9 of said Block A, Bello Vista, at an angle point of a proposed wastewater easement, for the southeast corner and **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, with the south line of said Lot 43, said line also being the north line of said Lot 9, the following two (2) courses:

- 1) N71°34'57"W a distance of 26.74 feet to a ½" iron rod set with cap at an angle point of said Lot 9, for an angle point of this tract; and
- 2) S61°00'56"W pass at 74.73 feet a ½" iron rod found at the northwest corner of said Lot 9, and continuing on for a total distance of 161.77 to a 60d nail set on the north line of Lot 10, of said Block A, Bello Vista, at an angle point of said proposed wastewater easement, for the southwest corner of this tract;

**THENCE**, crossing said Lot 43 the following four (4) courses:

- 1) N12°08'47"E a distance of 98.57 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 2) N18°16'12"E a distance of 28.89 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 3) S74°06'18"E a distance of 146.71 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract; and
- 4) S16°22'27"W a distance of 14.25 feet to the **POINT OF BEGINNING**, and containing 0.204-acre (8,893 square feet) of land, more or less.

**Part 6**

**BEGINNING** at a ½" iron rod found having Texas State Plane Coordinate (Texas Central Zone, NAD83/93), U.S. Feet, Combined Scale Factor 0.99993359) values of N=10,084,117.721, E=3,104,663.519, on the west line of "Edge Park", a subdivision as recorded in Book 7, Page 14 of the Plat Records of Travis County, Texas; said 1/2" iron rod found also being the southeast corner of said Lot 43 and the northeast corner of Lot 8 of said Block A, Bello Vista, for the southeast corner and **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, with the north line of said Lot 8, N71°34'57"W a distance of 103.48 feet to a 60d nail set at an angle point of a proposed wastewater easement, for the southwest corner of this tract;

**THENCE**, crossing said Lot 43 the following two (2) courses:

- 1) N16°22'27"E a distance of 19.17 feet to a 60d nail set at an angle point of a proposed wastewater easement, for the northwest corner of this tract; and
- 2) S80°16'24"E a distance of 110.61 feet to a 60d nail set on the east line of said Lot 43, said line also being the west line of said "Edge Park", at the southeast corner of a proposed wastewater easement, for the northeast corner of this tract;

**THENCE**, with the west line of "Edge Park" and the east line of said Lot 43, S26°37'40"W a distance of 36.24 feet to the **POINT OF BEGINNING**, and containing 0.067-acre (2,909 square feet) of land, more or less.

**Part 7**

**BEGINNING FOR POINT OF REFERENCE** at a ½" iron rod found; on said west line of "Edge Park", at the southeast corner of said Lot 43 and the northeast corner of Lot 8 of said Block A, Bello Vista; Thence, with the common line of said Lot 43 and said west line of "Edge Park", N26°37'40"E a distance of 57.14 feet to a 60d nail set at an angle point of a proposed wastewater easement, having Texas State Plane Coordinate (Texas Central Zone, NAD83/93), U.S. Feet, Combined Scale Factor 0.99993359) values of N=10,084,168.799, E=3,104,689.128, for the southeast corner and **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, crossing said Lot 43 the following five (5) courses:

- 1) N80°16'24"W a distance of 125.05 feet to a 60d nail set at an angle point of a proposed wastewater easement, for an angle point of this tract;

- 2) N74°06'18"W a distance of 153.74 feet to a calculated point at an angle point of a proposed wastewater easement, for an angle point of this tract;
- 3) N61°44'09"E a distance of 14.35 feet to a calculated point at an angle point of this tract;
- 4) S74°06'18"E a distance of 142.91 feet to a calculated point at an angle point of this tract;
- 5) S80°16'24"E a distance of 127.55 feet to a calculated point on said common line of Lot 43 and "Edge Park", for the northeast corner of this tract;

**THENCE**, with said common line of Lot 43 and "Edge Park", S26°37'40"W a distance of 10.45 feet to the **POINT OF BEGINNING**, and containing 0.063-acre (2,746 square feet) of land, more or less.

### **Part 8**

**BEGINNING FOR POINT OF REFERENCE** at a ½" iron pipe found in concrete on the north line of said Lot 43, at the common south corner of Lot 28 and Lot 29, Tarrytown River Oaks, a subdivision as recorded in Book 6, Page 79 of the Plat Records of Travis County, Texas; Thence, with the north line of said Lot 43, N89°04'03"W a distance of 118.77 feet to a 60d nail set at an angle point of a proposed wastewater easement, Thence, crossing said Lot 43, with an east line of said proposed wastewater easement, S05°42'00"E a distance of 52.85 feet to a calculated point, said calculated point having Texas State Plane Coordinate (Texas Central Zone, NAD83/93), U.S. Feet, Combined Scale Factor 0.99993359) values of N=10,084,317.168, E=3,104,239.931, for the northwest corner and **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, crossing said Lot 43 the following eight (8) courses:

- 1) S75°44'49"E a distance of 80.51 feet to a calculated point at an angle point of this tract;
- 2) S41°16'28"E a distance of 36.70 feet to a calculated point at an angle point of this tract;
- 3) N61°08'08"E a distance of 91.57 feet to a calculated point on a west line of said proposed wastewater easement, at an angle point of this tract;
- 4) S45°55'57"W a distance of 38.13 feet to a 60d nail set at an angle point of said wastewater easement, for an angle point of this tract;

- 5) S61°08'08"W a distance of 62.81 feet to a 60d nail set at an angle point of said wastewater easement, for an angle point of this tract;
- 6) N41°16'28"W a distance of 41.63 feet to a 60d nail set at an angle point of said wastewater easement, for an angle point of this tract;
- 7) N75°44'49"W a distance of 73.78 feet to a 60d nail set at an angle point of said wastewater easement, for an angle point of this tract; and
- 8) N05°42'00"W a distance of 10.64 feet to the **POINT OF BEGINNING**, and containing 0.044-acre (1,935 square feet) of land, more or less.

**Part 9**

**BEGINNING FOR POINT OF REFERENCE** at a ½" iron pipe found in concrete on the north line of said Lot 43, at the common south corner of Lot 28 and Lot 29, Tarrytown River Oaks, a subdivision as recorded in Book 6, Page 79 of the Plat Records of Travis County, Texas; Thence, with the north line of said Lot 43, N89°04'03"W pass at a distance of 128.83 feet a ½" iron pipe found, and continuing on for a total distance of 138.90 feet to a 60d nail set at an angle point of a proposed wastewater easement, Thence, with the west line of said proposed wastewater easement, S05°42'00"E a distance of 19.34 feet to a calculated point having Texas State Plane Coordinate (Texas Central Zone, NAD83/93), U.S. Feet, Combined Scale Factor 0.99993359) values of N=10,084,350.836, E=3,104,216.473, for the northeast corner and **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, crossing said Lot 43 the following six (6) courses:

- 1) S05°42'00"E a distance of 39.21 feet to a 60d nail set at an angle point of said proposed wastewater easement, for the southeast corner of this tract;
- 2) N75°44'49"W a distance of 74.61 feet to a 60d nail set at an angle point of said proposed wastewater easement, for an angle point of this tract;
- 3) S77°35'26"W a distance of 18.83 feet to a calculated point on the north line of said proposed wastewater easement, for the southwest corner of this tract;
- 4) N12°24'34"W a distance of 10.00 feet to a calculated point for the northwest corner of this tract;
- 5) N77°35'26"E a distance of 79.62 feet to a calculated point at an angle point of this tract;

- 6)  $S78^{\circ}57'47''E$  a distance of 11.41 feet to the **POINT OF BEGINNING**, and containing 0.047-acre (2,058 square feet) of land, more or less.

**Part 10**

**BEGINNING FOR POINT OF REFERENCE** at a  $\frac{1}{2}$ " iron rod found on the east right-of-way line of Scenic Drive (Right-of-Way varies), at the northwest corner of the above referenced Lot 43, Block A, Bello Vista, said  $\frac{1}{2}$ " iron rod found also being on the south line of said Lot 23A, Tarrytown River Oaks Section 1A; Thence, with the east right-of-way line of Scenic Drive,  $S56^{\circ}57'27''W$  a distance of 53.78 feet to a  $\frac{1}{2}$ " threaded bolt found;  $S34^{\circ}53'40''E$  a distance of 14.00 feet to a calculated point; and  $S55^{\circ}21'58''W$  a distance of 21.38 feet to a calculated point at a non-tangent point of curvature of a curve to the right having Texas State Plane Coordinate (Texas Central Zone, NAD83/93), U.S. Feet, Combined Scale Factor 0.99993359) values of  $N=10,084,320.829$ ,  $E=3,103,630.566$ , for the northwest corner and **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, crossing said Lot 43 the following seven (7) courses:

- 1) Along said curve to the right an arc distance of 28.22 feet, having a radius of 50.00 feet and a chord that bears  $S16^{\circ}10'13''E$  a distance of 27.85 feet to a calculated point at a point of tangency;
- 2) Due South a distance of 59.24 feet to a calculated point at angle point of this tract;
- 3)  $S63^{\circ}13'14''E$  a distance of 104.41 feet to a calculated point at an angle point of this tract;
- 4)  $S88^{\circ}39'41''E$  a distance of 74.59 feet to a calculated point at an angle point of this tract;
- 5)  $N62^{\circ}03'19''E$  a distance of 121.11 feet to a calculated point at an angle point of this tract;
- 6)  $N67^{\circ}10'55''E$  a distance of 115.77feet to a calculated point at an angle point of this tract;
- 7)  $N31^{\circ}31'30''E$  a distance of 30.90 feet to a calculated point on the south line of Lot 25, of said Tarrytown River Oaks, for the northeast corner of this tract;

**THENCE**, with the south line of said Lot 25,  $S59^{\circ}38'52''E$  a distance of 12.27 feet to a 60d nail set on the north line of a proposed wastewater easement, for the southeast corner of this tract;

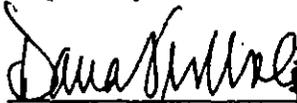
**THENCE**, crossing said Lot 43 the following six (6) courses:

- 1) S77°35'26"W a distance of 3.15 feet to a 60d nail set at an angle point of said proposed wastewater easement, for an angle point of this tract;
- 2) S31°31'30"W a distance of 32.19 feet to a 60d nail set at an angle point of said proposed wastewater easement, for an angle point of this tract;
- 3) S67°10'55"W a distance of 118.54 feet to a 60d nail set at an angle point of said proposed wastewater easement, for an angle point of this tract;
- 4) S62°03'19"W a distance of 123.27 feet to a 60d nail set at an angle point of said proposed wastewater easement, for an angle point of this tract;
- 5) N88°39'41"W a distance of 79.46 feet to a 60d nail set at an angle point of said proposed wastewater easement, for an angle point of this tract;
- 6) N63°13'14"W a distance of 197.71 feet to a 60d nail set on the east line of Scenic Drive, at an angle point of said proposed wastewater easement, for the southwest corner of this tract;

**THENCE**, with the east line of Scenic Drive, N55°21'58"E a distance of 94.83 feet to **POINT OF BEGINNING**, and containing 0.203-acre (8,833 square feet) of land, more or less.

I **HEREBY CERTIFY** that these field notes were prepared by Landmark Surveying, Inc. from a survey made on the ground December, 2004 under my supervision.

Prepared by Landmark Surveying, Inc.



Dana A. Markus-Wolf  
Registered Professional Land Surveyor No. 4996  
May 25, 2005  
Revised: June 8, 2005



Bearing Basis: NAD 83 State Plane Coordinate System (Grid) Texas Central (4203)  
Combined Scale Factor 0.99993359 Horizontal and Vertical coordinates for G-25-1002 and H-24-4001 as published by the City of Austin were used as the controlling monuments for this survey.

5107.02 TWSE 1.966-ac REV.doc  
Austin Map No. 554, Grid No. G-25  
TCAD No. 01200703240000

**FIELD NOTES REVIEWED**

By:  Date: 11-4-05

Austin Clean Water Program  
Survey Coordinator

**SURVEY OF A PORTION OF LOT 43, BELLO VISTA, BLOCK A,  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**  
PAGE 12 OF 22

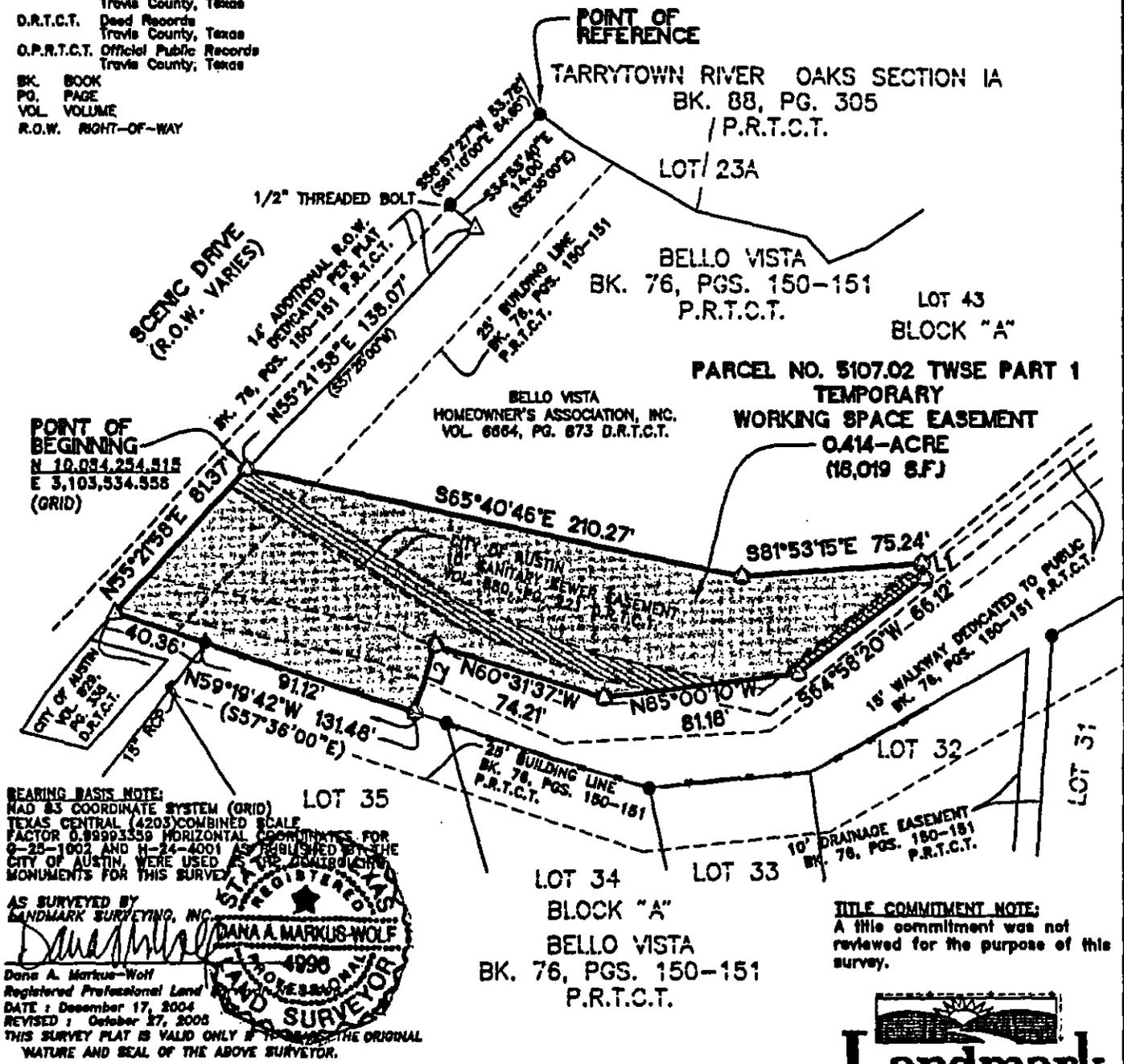


**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON PIPE FOUND
- △ CALCULATED POINT (NOT ESTABLISHED ON GROUND)
- ⊕ ROD NAIL SET
- ( ) RECORD INFORMATION
- P.R.T.C.T. Plat Records Travis County, Texas
- D.R.T.C.T. Deed Records Travis County, Texas
- O.P.R.T.C.T. Official Public Records Travis County, Texas
- BK. BOOK
- PG. PAGE
- VOL. VOLUME
- R.O.W. RIGHT-OF-WAY

LINE	BEARING	DISTANCE
L1	S01°20'19"W	6.18'
L2	S29°28'23"W	29.33'

**SKETCH TO ACCOMPANY FIELD NOTES**



**BEARING BASIS NOTE:**  
NAD 83 COORDINATE SYSTEM (GRID)  
TEXAS CENTRAL (4203) COMBINED SCALE  
FACTOR 0.99993359 HORIZONTAL COORDINATES FOR  
Q-25-1002 AND H-24-4001 AS PUBLISHED BY THE  
CITY OF AUSTIN, WERE USED FOR DETERMINING  
MONUMENTS FOR THIS SURVEY.

AS SURVEYED BY  
**LANDMARK SURVEYING, INC.**  
*Dana A. Markus-Wolf*  
**DANA A. MARKUS-WOLF**  
4996  
REGISTERED PROFESSIONAL SURVEYOR

Dana A. Markus-Wolf  
Registered Professional Land Surveyor  
DATE: December 17, 2004  
REVISED: October 17, 2005  
THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL  
NATURE AND SEAL OF THE ABOVE SURVEYOR.

**TITLE COMMITMENT NOTE:**  
A title commitment was not reviewed for the purpose of this survey.

**Landmark**  
SURVEYING, INC.

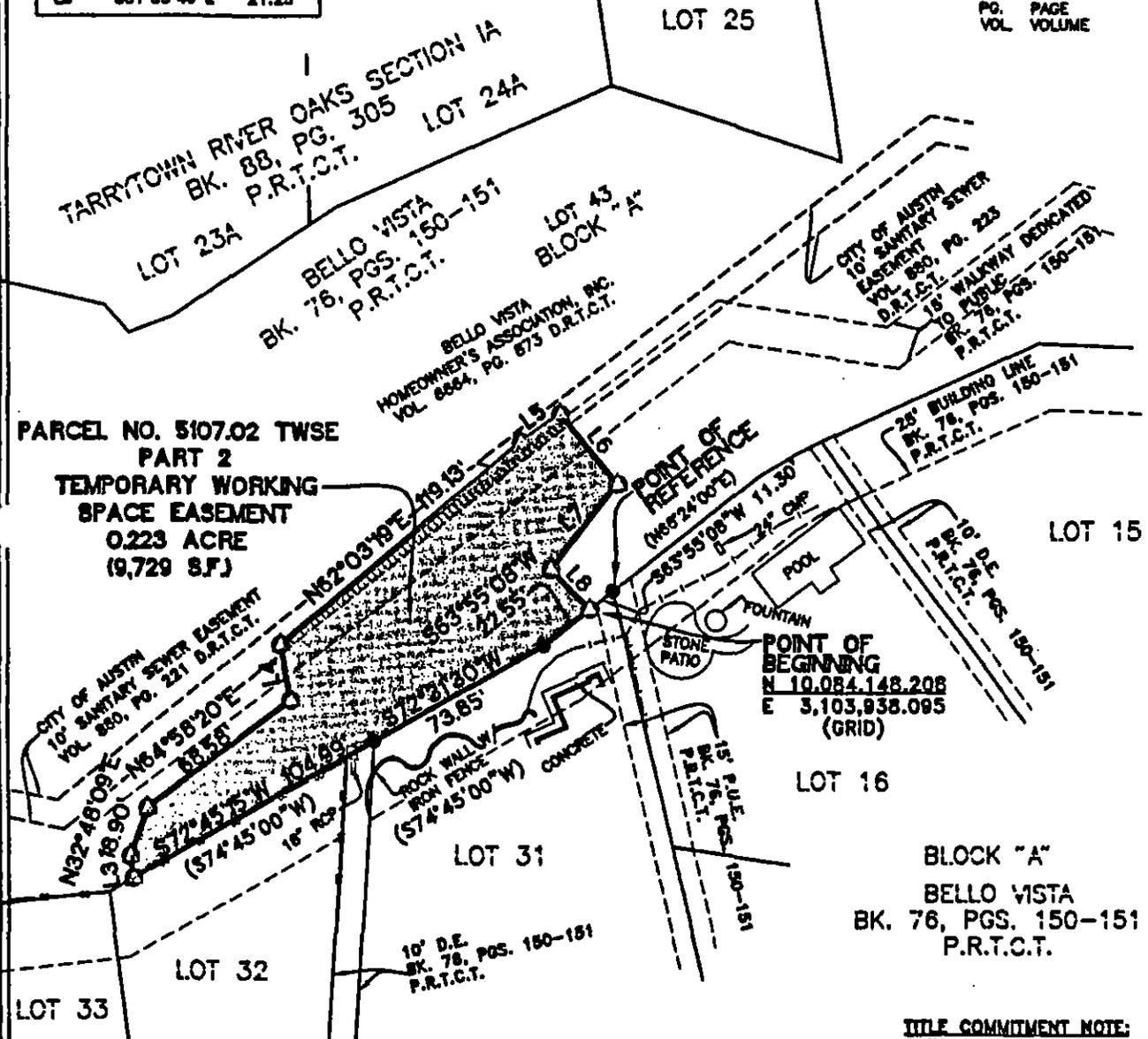
1301 S. CAPITAL OF TEXAS HWY.  
BUILDING B, SUITE 315  
AUSTIN, TEXAS 78746  
PH (512)328-7411 FAX (512)328-7418

**SURVEY OF A PORTION OF LOT 43, BELLO VISTA, BLOCK A,  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**  
PAGE 13 OF 22

LINE	BEARING	DISTANCE
L3	N04°41'38"E	8.39'
L4	N01°20'18"E	21.82'
L5	N67°10'55"E	18.37'
L6	S26°54'31"E	34.21'
L7	S50°20'55"W	40.78'
L8	S31°35'48"E	21.23'



- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
  - ⊙ 1/2" IRON PIPE FOUND
  - ⊙ 800 NAIL SET
  - ⊙ SILT FENCE
  - ( ) RECORD INFORMATION
  - P.R.T.C.T. Plat Records Travis County, Texas
  - D.R.T.C.T. Deed Records Travis County, Texas
  - BL. BOOK
  - PG. PAGE
  - VOL. VOLUME



PARCEL NO. 5107.02 TWSE  
PART 2  
TEMPORARY WORKING  
SPACE EASEMENT  
0.223 ACRE  
(9,729 S.F.)

**BEARING BASIS NOTE:**  
NAD 83 COORDINATE SYSTEM (GRID)  
TEXAS CENTRAL (4203) COMBINED SCALE  
FACTOR 0.99993359 HORIZONTAL COORDINATES FOR  
8-25-1002 AND N-24-4001 AS PUBLISHED BY THE  
CITY OF AUSTIN, WERE USED AS THE CONTROLLING  
WUMENTS FOR THIS SURVEY.

Client: PPS&J  
Date: DECEMBER 24, 2004  
Office: M. SOUADI  
Crew: Johnson, Eckhardt  
F.S.: 885/1, 897/1, 888/1  
Data: 2\PPS&J\TAYLOR\SLDUGH\EASEMENTS\Moumone  
Coper: at London 0.001  
Job No.: 372-17-08

**TITLE COMMITMENT NOTE:**  
A title commitment was not reviewed for the purpose of this survey.

**SKETCH TO  
ACCOMPANY  
FIELD NOTES**

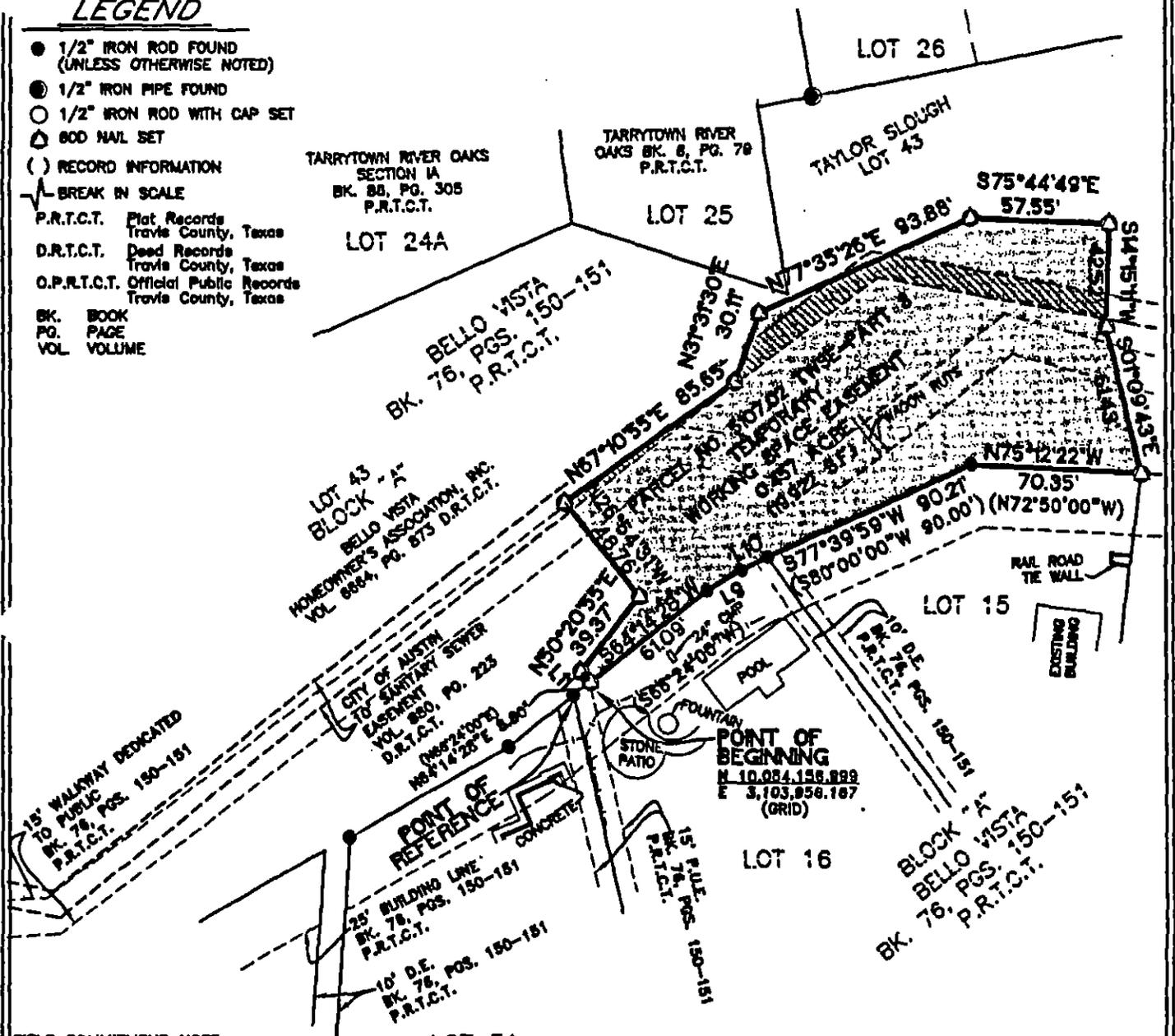
**Landmark**  
SURVEYING, INC.  
1301 S. CAPITAL OF TEXAS HWY.  
BUILDING B, SUITE 318  
AUSTIN, TEXAS 78748  
Ph: (512)388-7411 Fax: (512)388-7418

**SURVEY OF A PORTION OF LOT 43, BELLO VISTA, BLOCK A,  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**  
PAGE 14 OF 22



**LEGEND**

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON PIPE FOUND
- 1/2" IRON ROD WITH CAP SET
- △ 80D NAIL SET
- ( ) RECORD INFORMATION
- BREAK IN SCALE
- P.R.T.C.T. Plat Records  
Travis County, Texas
- D.R.T.C.T. Deed Records  
Travis County, Texas
- O.P.R.T.C.T. Official Public Records  
Travis County, Texas
- BK. BOOK
- PG. PAGE
- VOL. VOLUME



**TITLE COMMITMENT NOTE:**  
A title commitment was not reviewed for the purpose of this survey.

**BEARING BASIS NOTE:**  
NAD 83 COORDINATE SYSTEM (GRID)  
TEXAS CENTRAL (4203) COMBINED SCALE  
FACTOR 0.99993359 HORIZONTAL COORDINATES FOR  
G-25-1002 AND N-24-4001 AS PUBLISHED BY THE  
CITY OF AUSTIN, WERE USED AS THE CONTROLLING  
MONUMENTS FOR THIS SURVEY.

LINE	BEARING	DISTANCE
L9	S71°58'18"W	18.51'
	(S72°52'00"W)	(18.37')
L10	S75°36'26"W	11.84'
	(S80°00'00"W)	(12.18')
L11	N31°35'49"W	5.85'

**SKETCH TO  
ACCOMPANY  
FIELD NOTES**

**Landmark**  
SURVEYING, INC.

1301 S. CAPITAL OF TEXAS HWY.  
BUILDING B, SUITE 318  
AUSTIN, TEXAS 78748  
PH (512)228-7411 FAX (512)228-7413

Reviewed October 28, 2005  
Client: PSE&J  
Date: DECEMBER 24, 2004  
Officer: M. BOUADI  
Crew: M. Green, J. Eckhardt  
F.S.: 825/1, 827/1, 828/1  
Dist: E\ PSE&J\ TAYLOR SLOUGH\ EASEMENTS\ Monuments  
Cape: or London 0.001  
Job No: 372-17-08

**SURVEY OF A PORTION OF LOT 43, BELLO VISTA, BLOCK A,  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

PAGE 15 OF 22



SCALE 1"=40'

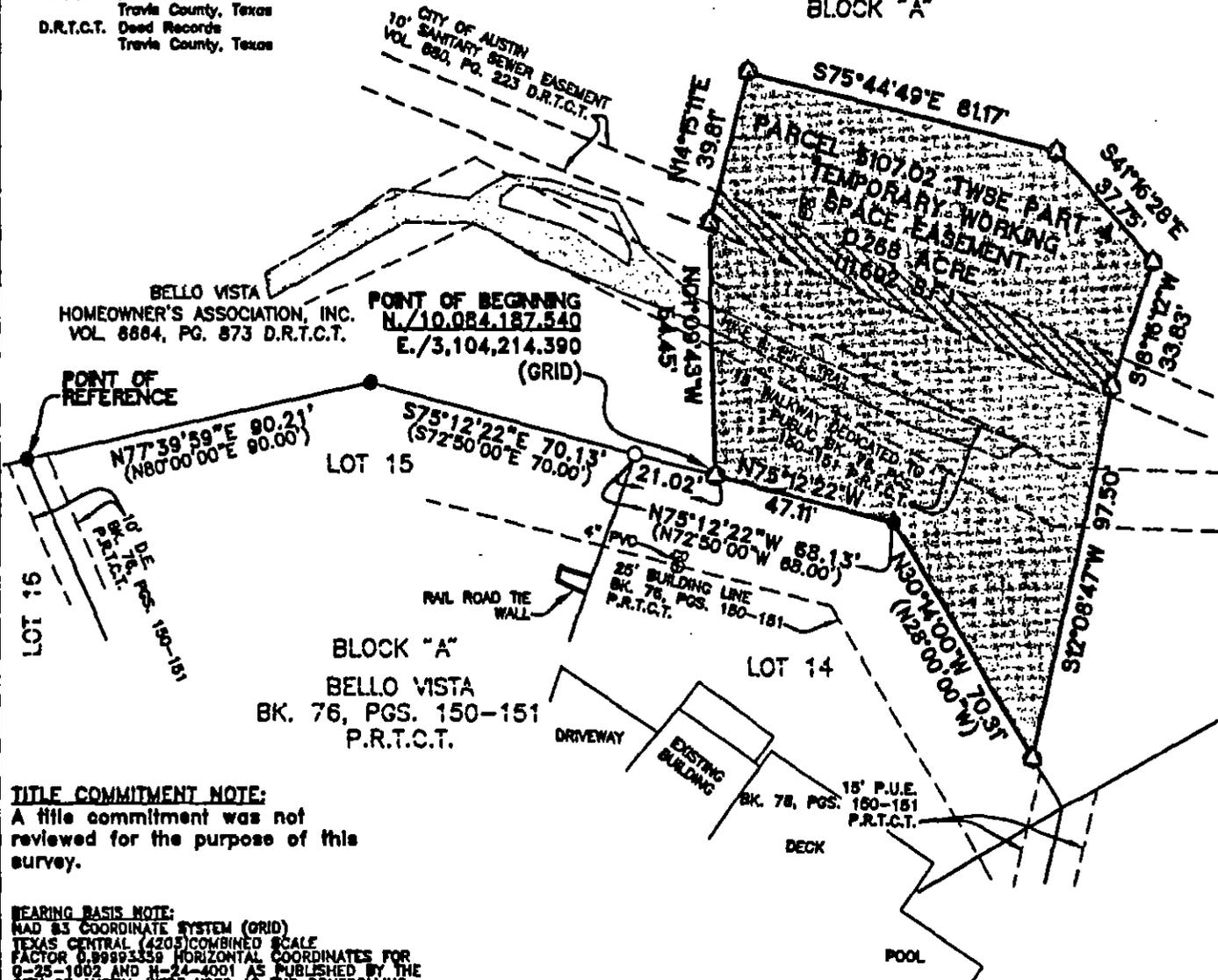
**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD WITH CAP SET
- △ CALCULATED POINT (NOT ESTABLISHED ON GROUND)
- ⊙ 80D NAIL SET
- WWMH WASTEWATER MANHOLE
- WASTEWATER MANHOLE
- ( ) RECORD INFORMATION
- BK. BOOK
- PG. PAGE
- VOL. VOLUME
- P.R.T.C.T. Plat Records  
Travis County, Texas
- D.R.T.C.T. Deed Records  
Travis County, Texas

**SKETCH TO  
ACCOMPANY  
FIELD NOTES**

BELLO VISTA  
BK. 76, PGS. 150-151  
P.R.T.C.T.

LOT 43  
BLOCK "A"



**TITLE COMMITMENT NOTE:**  
A title commitment was not reviewed for the purpose of this survey.

**BEARING BASIS NOTE:**  
NAD 83 COORDINATE SYSTEM (GRID)  
TEXAS CENTRAL (4203) COMBINED SCALE  
FACTOR 0.99983339 HORIZONTAL COORDINATES FOR  
0-25-1002 AND N-24-4001 AS PUBLISHED BY THE  
CITY OF AUSTIN WERE USED AS THE CONTROLLING  
MONUMENTS FOR THIS SURVEY.

Revised: October 28, 2005  
Client: PPS & J  
Date: May 25, 2005  
Office: Lawrence  
Crew: Colvard  
P.L.S.: 880/1 - 888/24 - 810/2 - 896/1  
Data: 2\PPS&J\Taylor\Landmark Drawings\Grid-Staff\easements\78-grid-base2.dwg  
Cogo: at London 0.001  
Job No.: 372-17-08

**Landmark**  
SURVEYING, INC.  
1201 E. CAPITAL OF TEXAS HWY.  
BUILDING B, SUITE 318  
AUSTIN, TEXAS 78748  
PH 512/228-7411 FAX 512/228-7418

**SURVEY OF A PORTION OF LOT 43, BELLO VISTA, BLOCK A,  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

PAGE 16 OF 22



SCALE 1"=40'

**LINE TABLE**

LINE	BEARING	DISTANCE
L12	N71°34'57"W	28.74'
L13	N18°16'12"E	28.89'
L14	S18°22'27"W	14.25'

**LEGEND**

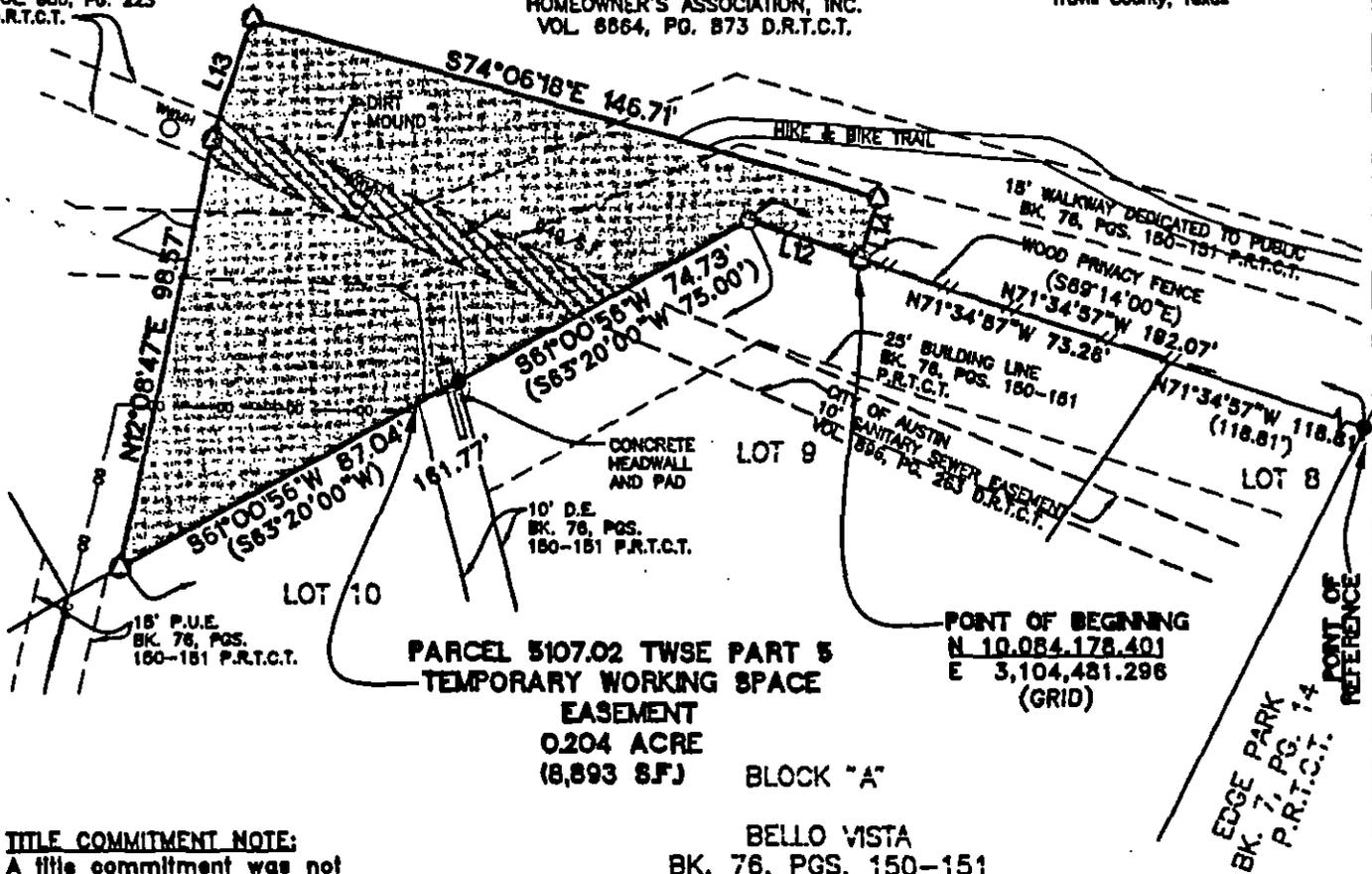
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD WITH CAP SET
- △ CALCULATED POINT (NOT ESTABLISHED ON GROUND)
- ⊙ 800 NAIL SET
- WWMH ○ WASTEWATER MANHOLE
- ( ) RECORD INFORMATION
- BK. BOOK
- PG. PAGE
- VOL. VOLUME
- P.R.T.C.T. Plat Records Travis County, Texas
- D.R.T.C.T. Deed Records Travis County, Texas

BELLO VISTA  
BK. 76, PGS. 150-151  
P.R.T.C.T.

LOT 43  
BLOCK "A"

BELLO VISTA  
HOMEOWNER'S ASSOCIATION, INC.  
VOL. 8664, PG. 873 D.R.T.C.T.

CITY OF AUSTIN  
10" SANITARY SEWER  
EASEMENT  
VOL. 880, PG. 223  
D.R.T.C.T.



**PARCEL 5107.02 TWSE PART 5  
TEMPORARY WORKING SPACE  
EASEMENT  
0.204 ACRE  
(8,893 S.F.)**

BLOCK "A"

BELLO VISTA  
BK. 76, PGS. 150-151  
P.R.T.C.T.

**TITLE COMMITMENT NOTE:**

A title commitment was not reviewed for the purpose of this survey.

**BEARING BASIS NOTE:**

NAD 83 COORDINATE SYSTEM (GRID)  
TEXAS CENTRAL (4203) COMBINED SCALE  
FACTOR 0.99993359 HORIZONTAL COORDINATES FOR  
8-25-1002 AND N-24-4001 AS PUBLISHED BY THE  
CITY OF AUSTIN, WERE USED AS THE CONTROLLING  
MONUMENTS FOR THIS SURVEY.

**SKETCH TO  
ACCOMPANY  
FIELD NOTES**

**Landmark**  
 SURVEYING, INC.  
 1301 E. CAPITAL OF TEXAS HWY.  
 BUILDING B, SUITE 318  
 AUSTIN, TEXAS 78748  
 PH (512)228-7411 FAX (512)228-7415

dvised: October 28, 2005  
 Client: P&S & J  
 Date: May 28, 2005  
 Office: S.Lawrence  
 Crew: Coltrane  
 P.L.: 890/1 - 885/24 - 810/3 - 886/1  
 Data: Z:\P&S&J\Taylor\Landmark Drawings\Grid-Staff\easements\73-grid-base2.dwg  
 Copied: at London 2001  
 Job No.: 372-17-08

**SURVEY OF A PORTION OF LOT 43, BELLO VISTA, BLOCK A,  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

PAGE 17 OF 22



SCALE 1"=40'

**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT (NOT ESTABLISHED ON GROUND)
- ◊ 60D NAIL SET

- WWMH ○ WASTEWATER MANHOLE
- ( ) RECORD INFORMATION
- BK. BOOK
- PG. PAGE
- VOL. VOLUME
- P.R.T.C.T. Plat Records  
Travis County, Texas
- D.R.T.C.T. Deed Records  
Travis County, Texas

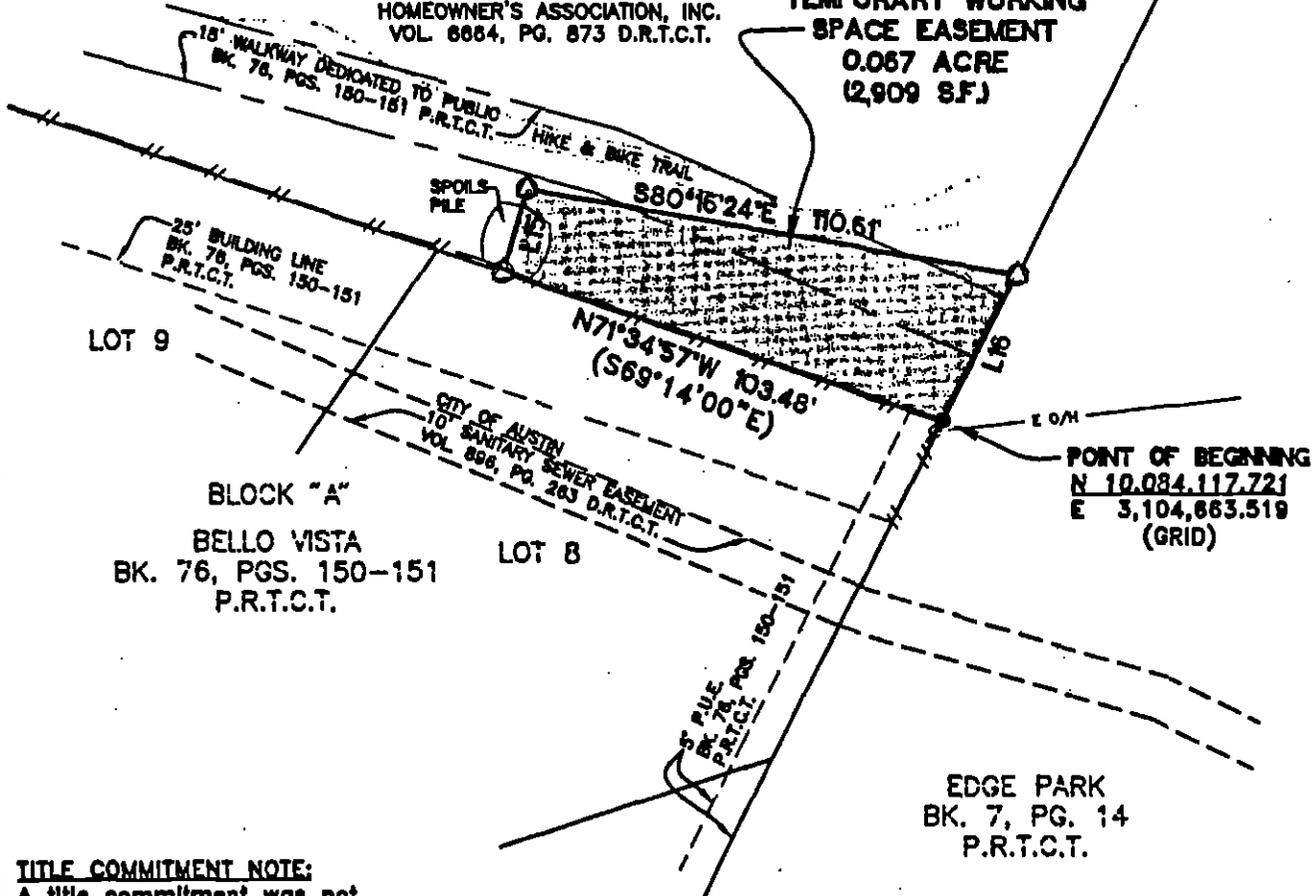
BELLO VISTA  
BK. 76, PGS. 150-151  
P.R.T.C.T.

LINE	BEARING	DISTANCE
L15	N16°22'27"E	19.17'
L16	S26°37'40"W	36.24'

LOT 43  
BLOCK "A"

BELLO VISTA  
HOMEOWNER'S ASSOCIATION, INC.  
VOL. 6864, PG. 873 D.R.T.C.T.

PARCEL 5107.02 TWSE PART 6  
TEMPORARY WORKING  
SPACE EASEMENT  
0.067 ACRE  
(2,909 SF.)



**TITLE COMMITMENT NOTE:**

A title commitment was not reviewed for the purpose of this survey.

**BEARING BASIS NOTE:**

NAD 83 COORDINATE SYSTEM (GRID)  
TEXAS CENTRAL (4203) COMBINED SCALE  
FACTOR 0.99993359 HORIZONTAL COORDINATES FOR  
G-25-1002 AND H-24-4001 AS PUBLISHED BY THE  
CITY OF AUSTIN, WERE USED AS THE CONTROLLING  
MONUMENTS FOR THIS SURVEY.

**SKETCH TO  
ACCOMPANY  
FIELD NOTES**

**Landmark**  
SURVEYING, INC.  
1301 S. CAPITAL OF TEXAS HWY.  
BUILDING B, SUITE 518  
AUSTIN, TEXAS 78740  
PH 512-328-7411 FAX 512-328-7413

revised: October 28, 2005  
Client: CBS  
Date: May 25, 2005  
Officer: RL Lawrence  
Crew: [unclear]  
P.S.: 880/1 - 888/24 - 810/2 - 896/1  
Desk: Z:\PSS&L\Taylor\Landmark Drawings\Grid-Staff\assessments\78-grid-base2.dwg  
Copro: at London 4,001  
Job No.: 372-17-06



SCALE 1"=80'

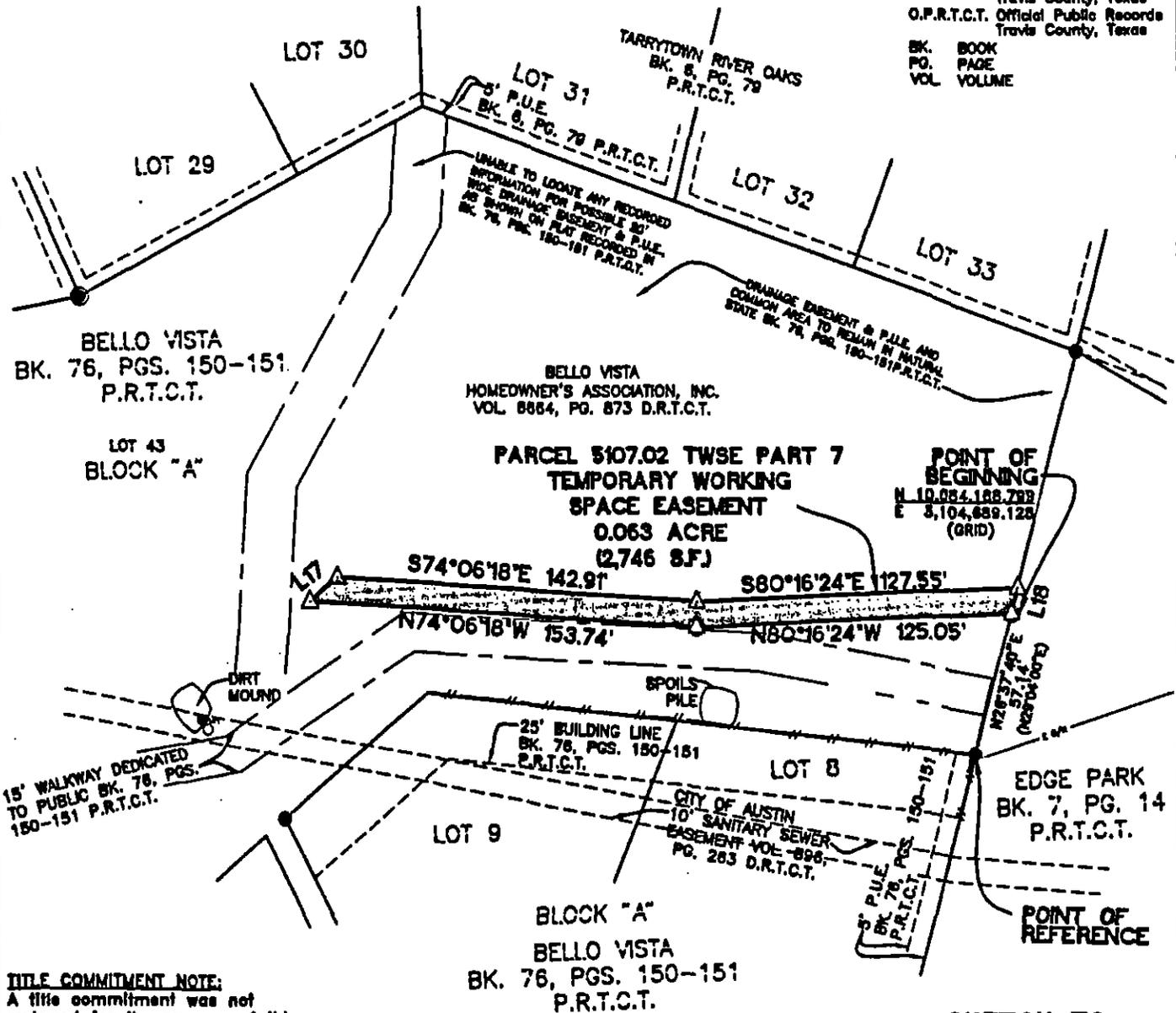
SURVEY OF A PORTION OF LOT 43,  
BELLO VISTA, BLOCK A,  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS  
PAGE 18 OF 22

**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON PIPE FOUND
- △ CALCULATED POINT (NOT ESTABLISHED ON GROUND)
- △ 800 NAIL SET
- ( ) RECORD INFORMATION
- P.R.T.C.T. Plat Records, Travis County, Texas
- D.R.T.C.T. Dead Records, Travis County, Texas
- O.P.R.T.C.T. Official Public Records, Travis County, Texas
- BK. BOOK
- PG. PAGE
- VOL. VOLUME

**LINE TABLE**

LINE	BEARING	DISTANCE
L17	N61°44'09"E	14.39'
L18	S26°37'40"W	10.48'



**TITLE COMMITMENT NOTE:**  
A title commitment was not reviewed for the purpose of this survey.

**BEARING BASIS NOTE:**  
NAD 83 COORDINATE SYSTEM (GRID)  
TEXAS CENTRAL (4203) COMBINED SCALE  
FACTOR 0.99983359 HORIZONTAL COORDINATES FOR  
0-25-1002 AND N-24-4001 AS PUBLISHED BY THE  
CITY OF AUSTIN, WERE USED AS THE CONTROLLING  
NUMERALS FOR THIS SURVEY.

Sketch: October 28, 2008  
Client: P&S/J  
Date: DECEMBER 24, 2004  
Officer: M. BOUADI  
Crew: Mason, Eckhardt  
F.L.: 883/1, 887/1, 888/1  
Scribe: Z. P&S/J, TAYLOR, SLOUGH, EASEMENTS, Mounene  
Copier: London © 2001  
Job No.: 372-17-08

**SKETCH TO  
ACCOMPANY  
FIELD NOTES**

**Landmark  
SURVEYING, INC.**  
1301 E. CAPITAL OF TEXAS HWY.  
BUILDING B, SUITE 318  
AUSTIN, TEXAS 78746  
PH: 512.332-2411 FAX: 512.332-2413

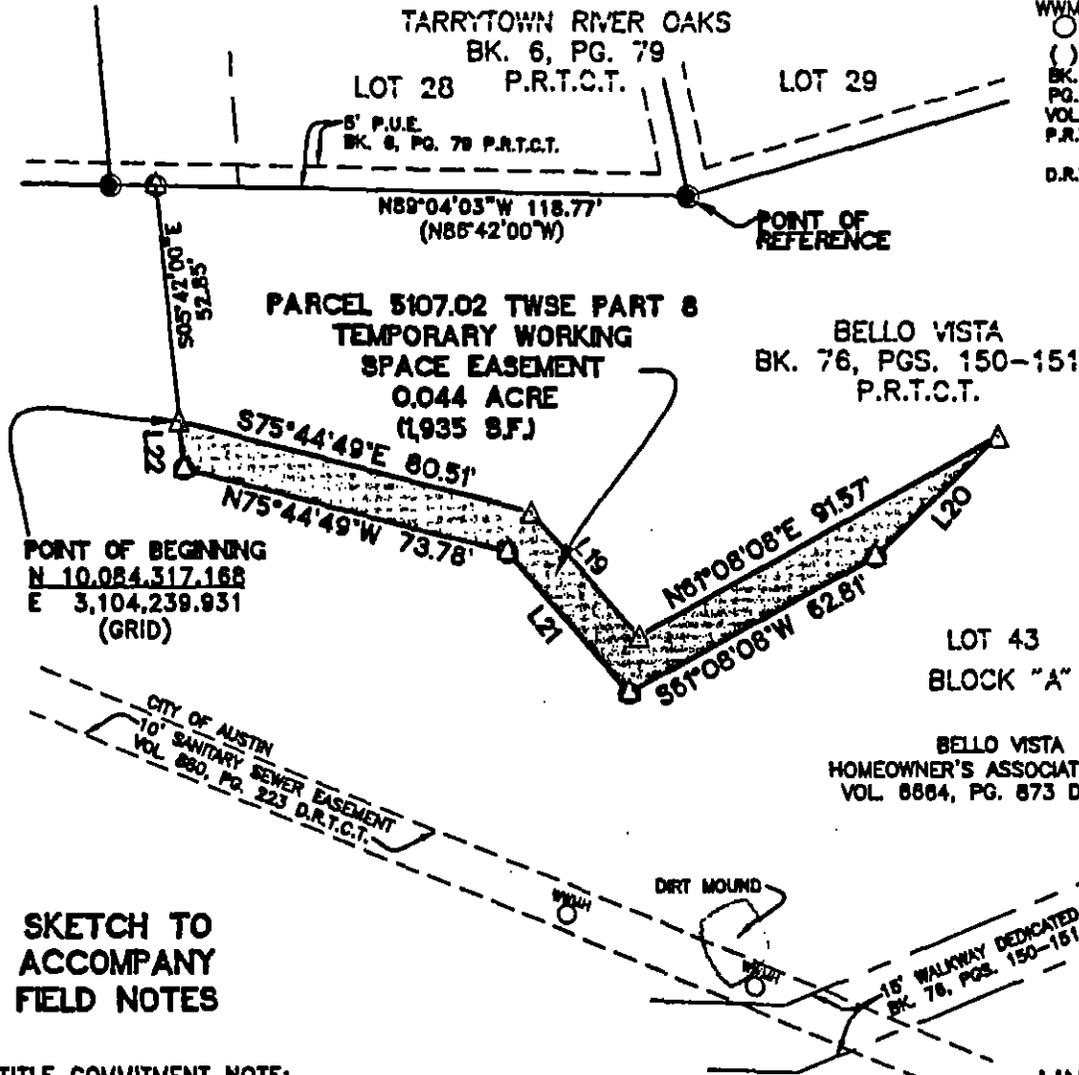


SCALE 1"=40'

SURVEY OF A PORTION OF LOT 43,  
BELLO VISTA, BLOCK A,  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS  
PAGE 19 OF 22

**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON PIPE FOUND
- ▲ 800 NAIL SET
- △ CALCULATED POINT
- WWMH WASTEWATER MANHOLE
- WASTEWATER MANHOLE
- ( ) RECORD INFORMATION
- BK. BOOK
- PG. PAGE
- VOL. VOLUME
- P.R.T.C.T. Plat Records Travis County, Texas
- D.R.T.C.T. Deed Records Travis County, Texas



SKETCH TO  
ACCOMPANY  
FIELD NOTES

**TITLE COMMITMENT NOTE:**

A title commitment was not reviewed for the purpose of this survey.

**BEARING BASIS NOTE:**

NAD 83 COORDINATE SYSTEM (GRID)  
TEXAS CENTRAL (4203) COMBINED SCALE  
FACTOR 0.99993359 HORIZONTAL COORDINATES FOR  
9-25-1002 AND H-24-4001 AS PUBLISHED BY THE  
CITY OF AUSTIN, WERE USED AS THE CONTROLLING  
MONUMENTS FOR THIS SURVEY.

LINE	BEARING	DISTANCE
L19	S41°16'28"E	36.70'
L20	S45°55'57"W	38.13'
L21	N41°16'28"W	41.63'
L22	N05°42'00"W	10.64'

Revised: October 28, 2005  
 Draft: 10/25/05  
 Author: S.L. Lawrence  
 Checker: K. Johnson  
 F.S.: 880/1 - 888/24 - 810/2 - 888/1  
 Draw: D:\PSSA\Taylor\Landmark Drawings\Grid-Staff\assessments\73-grid-base2.dwg  
 Copy: @London 2001  
 Job No.: 572-17-08

**Landmark**  
**SURVEYING, INC.**  
 1801 B. CAPITAL OF TEXAS HWY.  
 BUILDING B, SUITE 518  
 AUSTIN, TEXAS 78748  
 PH: (512)326-7411 FAX: (512)326-7418

**SURVEY OF A PORTION OF LOT 43, BELLO VISTA, BLOCK A,  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

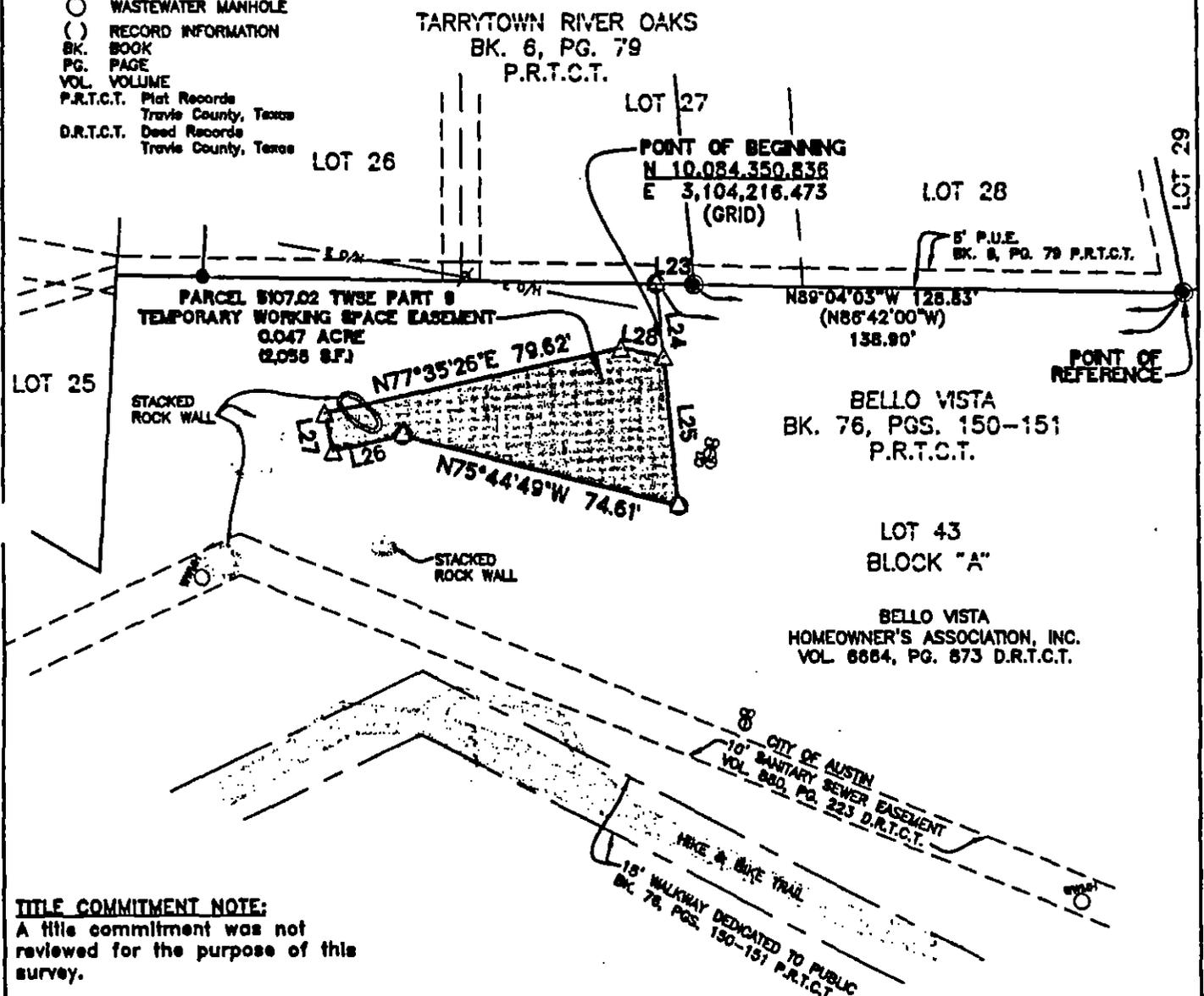
PAGE 20 OF 22

**LEGEND**



SCALE 1"=40'

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ▲ BOD NAIL SET
- △ CALCULATED POINT
- 1/2" IRON PIPE FOUND
- WWMH WASTEWATER MANHOLE
- WASTEWATER MANHOLE
- ( ) RECORD INFORMATION
- BK. BOOK
- PG. PAGE
- VOL. VOLUME
- P.R.T.C.T. Plat Records Travis County, Texas
- D.R.T.C.T. Deed Records Travis County, Texas



**TITLE COMMITMENT NOTE:**

A title commitment was not reviewed for the purpose of this survey.

**BEARING BASIS NOTE:**

HAD 83 COORDINATE SYSTEM (GRID)  
TEXAS CENTRAL (4203) COMBINED SCALE  
FACTOR 0.99993369 HORIZONTAL COORDINATES FOR  
Q-25-1002 AND H-24-4001 AS PUBLISHED BY THE  
CITY OF AUSTIN, WERE USED AS THE CONTROLLING  
MONUMENTS FOR THIS SURVEY.

**LINE TABLE**

LINE	BEARING	DISTANCE
L23	N89°04'03"W	10.07'
L24	S05°42'00"E	19.34'
L25	S05°42'00"E	39.21'
L26	S77°35'26"W	18.83'
L27	N12°24'34"W	10.00'
L28	S78°57'47"E	11.41'

**SKETCH TO  
ACCOMPANY  
FIELD NOTES**



**Landmark  
SURVEYING, INC.**  
1801 S. CAPITAL OF TEXAS HWY.  
BUILDING B, SUITE 318  
AUSTIN, TEXAS 78748  
PH (512)326-7411 FAX (512)326-7413

...vised: October 28, 2005  
Client: PPS & J  
Date: May 25, 2005  
Officer: RL Lawrence  
Crews: Sokhorov  
F.L.: 800/1 - 888/24 - 810/2 - 888/1  
Sketch: Z:\PSS&J\Taylor\Landmark Drawings\Grid-Staff\asements\TS-grid-base2.dwg  
Copro: @London \*.001  
Job No.: 372-17-08

**SURVEY OF A PORTION OF LOT 43, BELLO VISTA, BLOCK A,  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

PAGE 21 OF 22



SCALE 1"=60'

**LEGEND**

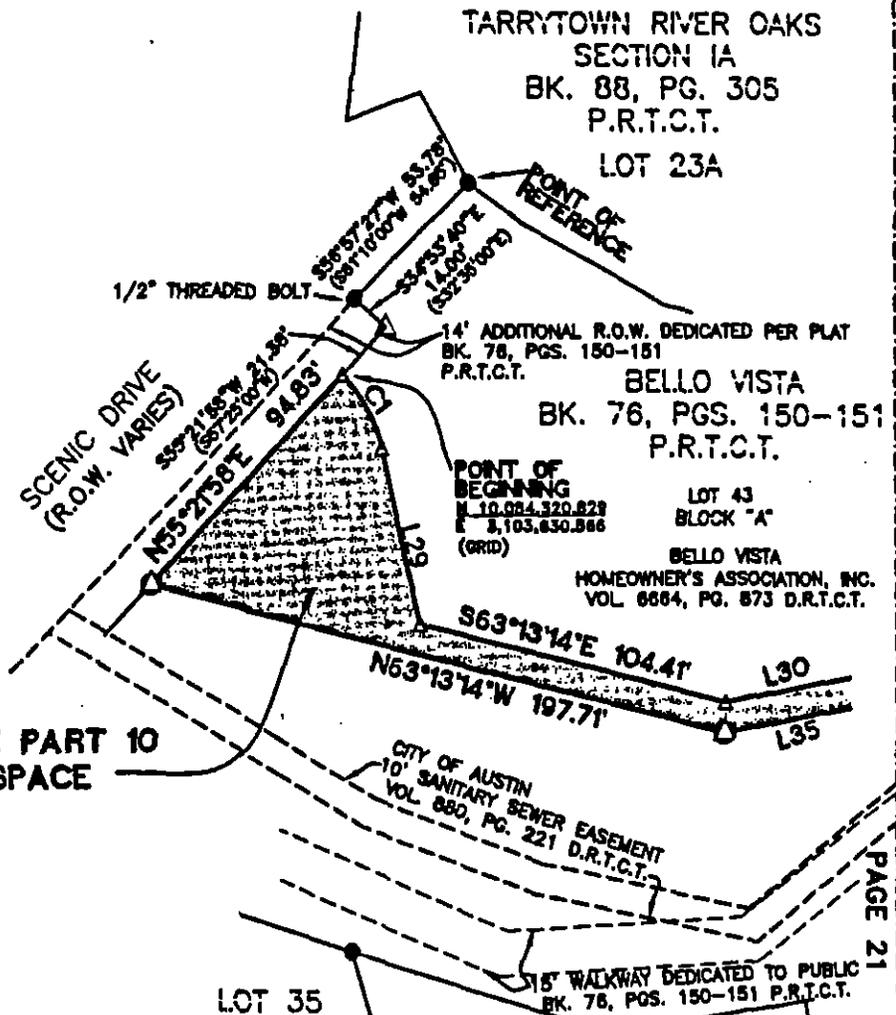
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ NAIL SET
- △ CALCULATED POINT (NOT ESTABLISHED ON GROUND)
- ( ) RECORD INFORMATION
- BK. BOOK
- PG. PAGE
- VOL. VOLUME
- P.R.T.C.T. Plat Records Travis County, Texas
- D.R.T.C.T. Deed Records Travis County, Texas
- R.P.R.T.C.T. Real Property Records Travis County, Texas
- R.O.W. RIGHT-OF-WAY

**CURVE TABLE**

CURVE	CHORD BEARING	CHORD DISTANCE	DELTA	ARC LENGTH	RADIUS
C1	S18°10'13"E	27.85'	32°20'26"	28.22'	50.00'

**LINE TABLE**

LINE	BEARING	DISTANCE
L29	S00°00'00"E	89.24'
L30	S85°39'41"E	74.89'
L31	N31°31'30"E	30.90'
L32	S59°38'52"E	12.27'
L33	S77°35'26"W	3.18'
L34	S31°31'30"W	32.19'
L35	N85°39'41"W	79.46'



**PARCEL NO. 5107.02 TWSE PART 10  
TEMPORARY WORKING SPACE  
EASEMENT  
0.203-ACRE  
(8,833 S.F.)**

**TITLE COMMITMENT NOTE:**  
A title commitment was not reviewed for the purpose of this survey.

**BEARING BASIS NOTE:**  
NAD 83 COORDINATE SYSTEM (GRID)  
TEXAS CENTRAL (4203) COMBINED SCALE  
FACTOR 0.99993359 HORIZONTAL COORDINATES FOR  
9-25-1002 AND N-24-4001 AS PUBLISHED BY THE  
CITY OF AUSTIN, WERE USED AS THE CONTROLLING  
MONUMENTS FOR THIS SURVEY.

Revised: October 28, 2008  
Client: PBS&J  
Date: DECEMBER 24, 2004  
Office: M. BOUADI  
Crew: Blason, Jekhardt  
F.S.: 885/1, 887/1, 889/1  
Dist: Z:\PBS&J\TAYLOR BLOUGH\EASEMENTS\Moumens  
Copies: @\London\4,001  
Job No.: 372-17-06

LOT 35  
LOT 34  
LOT 33  
BLOCK "A"  
BELLO VISTA  
BK. 76, PGS. 150-151  
P.R.T.C.T.

**SKETCH TO  
ACCOMPANY  
FIELD NOTES**

**Landmark  
SURVEYING, INC.**  
1301 S. CAPITAL OF TEXAS HWY.  
BUILDING B, SUITE 318  
AUSTIN, TEXAS 78748  
PH (512)338-7411 FAX (512)338-7413



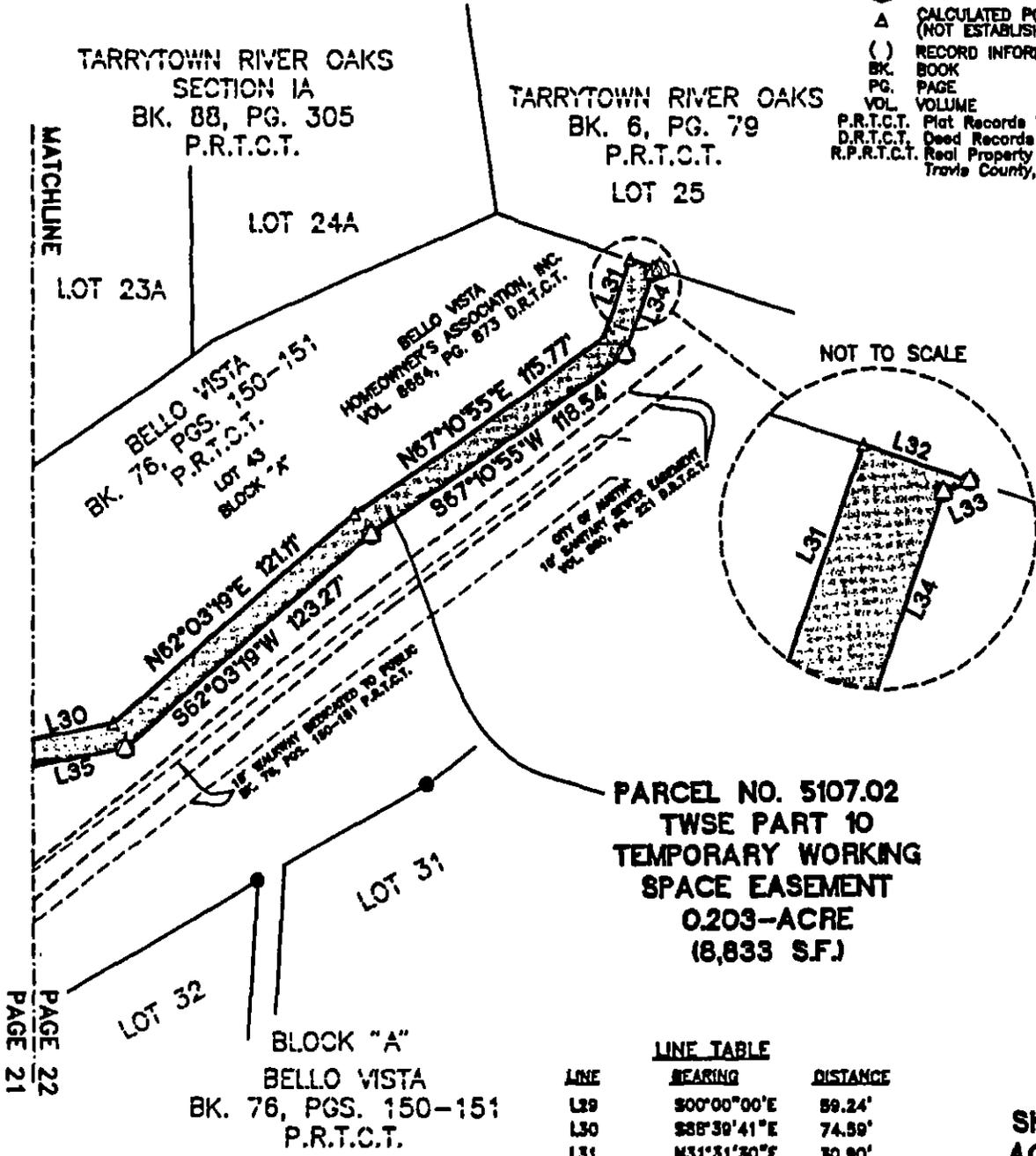
**SURVEY OF A PORTION OF LOT 43, BELLO VISTA, BLOCK A,  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

SCALE 1"=60'

PAGE 22 OF 22

**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ▲ NAIL SET
- △ CALCULATED POINT (NOT ESTABLISHED ON GROUND)
- ( ) RECORD INFORMATION
- BK. BOOK
- PG. PAGE
- VOL. VOLUME
- P.R.T.C.T. Plat Records Travis County, Texas
- D.R.T.C.T. Deed Records Travis County, Texas
- R.P.R.T.C.T. Real Property Records Travis County, Texas



**PARCEL NO. 5107.02  
TWSE PART 10  
TEMPORARY WORKING  
SPACE EASEMENT  
0.203-ACRE  
(8,833 S.F.)**

**LINE TABLE**

LINE	BEARING	DISTANCE
L29	S00°00'00"E	89.24'
L30	S88°39'41"E	74.59'
L31	N31°31'30"E	30.90'
L32	S59°38'52"E	12.27'
L33	S77°35'26"W	3.18'
L34	S31°31'30"W	32.18'
L35	N88°39'41"W	79.45'

**SKETCH TO  
ACCOMPANY  
FIELD NOTES**

**Landmark**  
SURVEYING, INC.  
1201 E. CAPITAL OF TEXAS HWY.  
BUILDING B, SUITE 318  
AUSTIN, TEXAS 78748  
PH: (512) 222-7411 FAX: (512) 222-7418

Revised: October 26, 2008  
Client: PBS&J  
Date: DECEMBER 24, 2004  
Officer: M. BOUADI  
Crew: Mason, Eckhardt  
F.B.I: 885/1, 887/1, 889/1  
Distr: Z:\PBS&J\TAYLOR EASEMENTS\Meurman  
Copies: at London 0.001  
Job No.: 372-17-06